



Winchester Road, N9 9EY
London

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Winchester Road, N9 9EY

- Kings Are Pleased To Present This
- Converted One Bedroom Flat
- Situated On The Ground Floor
- Open Plan Living Room and Kitchen
- Easy Access to A10
- Close to Local Amenities
- Walking Distance to Edmonton Green Train Station
- No Service Charge, £350pa Ground Rent
- Chain Free
- Council Tax Band B

Guide Price £185,000



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GUIDE PRCIE £185,000-£195,000 KINGS are pleased to present this GROUND FLOOR One Bedroom Converted Flat. This period property is available with NO ONWARD CHAIN and is centrally located just off Church Street within walking distance of Edmonton Green train station and shopping centre. Local shops are only moments away at the top of the road for convenience.

The property comprises a 14ft open plan living room and kitchen, and separate ensuite shower room to the double bedroom. Further features include gas central heating, double glazing and NO SERVICE CHARGE. In our opinion this would make an ideal first time buy or investment as its ready to move into or let.

Council Tax B

Lease - 91 Years Remaining (99 years from 9 November 2017)

Ground Rent - £350 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Medium



ENTRANCE

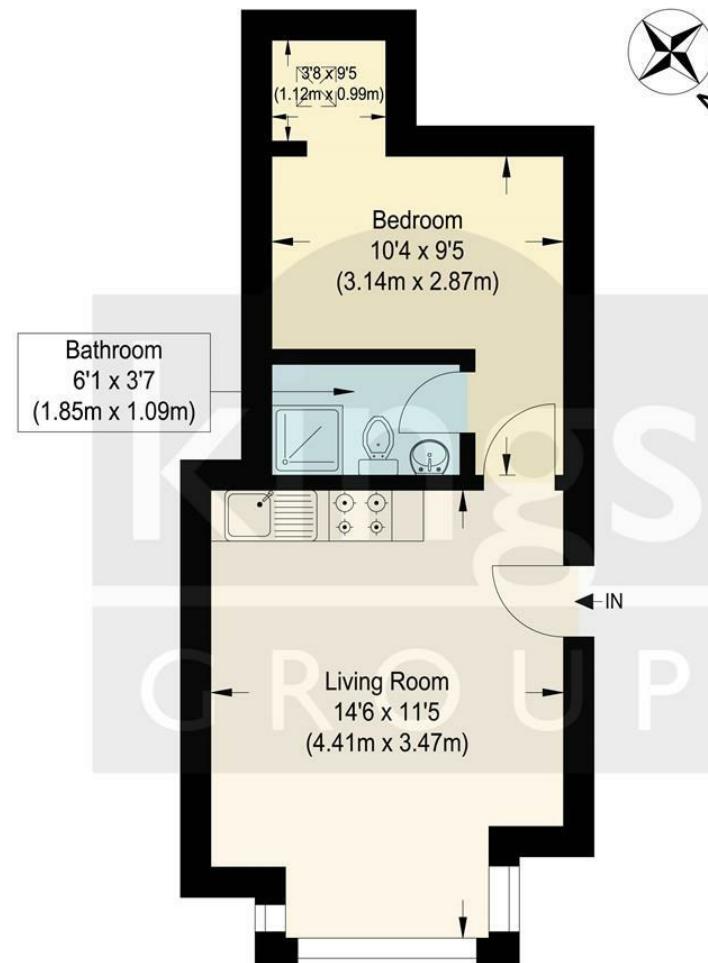
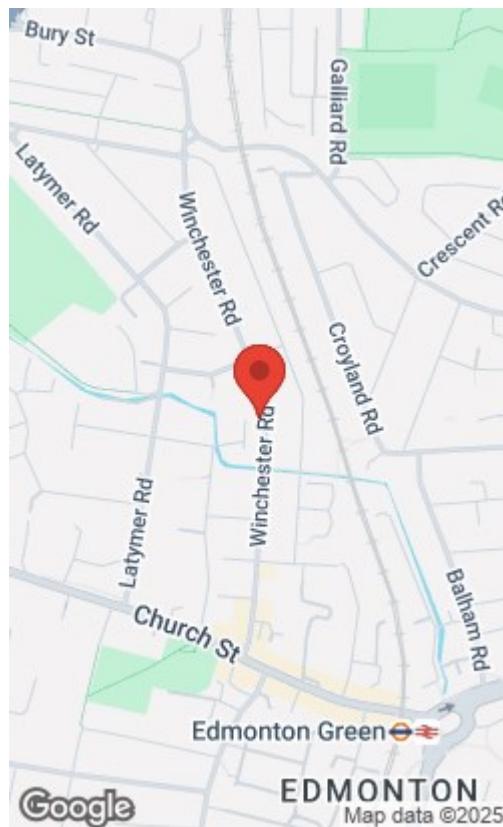
LIVING ROOM / KITCHEN 14'6 x 11'5 (4.42m x 3.48m)

BEDROOM 10'4 x 9'5 (3.15m x 2.87m)

BATHROOM 6'1 x 3'7 (1.85m x 1.09m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	75	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	79	



Ground Floor

Winchester Road

Approximate Gross Internal Floor Area : 31.0 sq m / 333.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.