



Buxton Close, N9 0XL  
London





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- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- Situated On The Ground Floor
- Residents Parking
- 17ft Dual Aspect Lounge/Diner
- Double Glazing Throughout
- 74 Year Lease
- Service Charge £2,500 approx
- Chain Free
- Council Tax Band C

Auction Guide £180,000



**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000\*\***

**KINGS** are pleased to present this spacious **TWO DOUBLE BEDROOM FLAT** situated on the **GROUND FLOOR** available on a **CHAIN FREE** basis. Features include a **17FT DUAL ASPECT LOUNGE/DINER** with plenty of light, a separate fitted kitchen, a good sized bathroom, built in storage cupboards, **DOUBLE GLAZED WINDOWS** and **RESIDENTS PARKING**.

The property is part of a mixed development of both flats and houses built circa 2002 and is surrounded by communal gardens. The convenient location means that local shops, bus services and popular schools are within walking distance whilst **Lea Valley Leisure Complex** is within easy reach for locals to enjoy as are **Edmonton Green's shopping centre** and train station. In our opinion this is ideal for a first time buyer or as an investment.

Council Tax Band C

EPC Rating E

Lease - 74 Years Remaining (99 years from 1 January 2002)

Service Charge - £2,500 approx

Ground Rent - TBC

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

#### **ENTRANCE HALL**

**LOUNGE/DINER 17'11 x 13'1 (5.46m x 3.99m)**

**KITCHEN 8'0 x 6'9 (2.44m x 2.06m)**

**BEDROOM ONE 13'11 x 8'6 (4.24m x 2.59m)**

**BEDROOM TWO 10'8 x 9'2 (3.25m x 2.79m)**

**BATHROOM 7'1 x 5'7 (2.16m x 1.70m)**

#### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any

time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.


A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

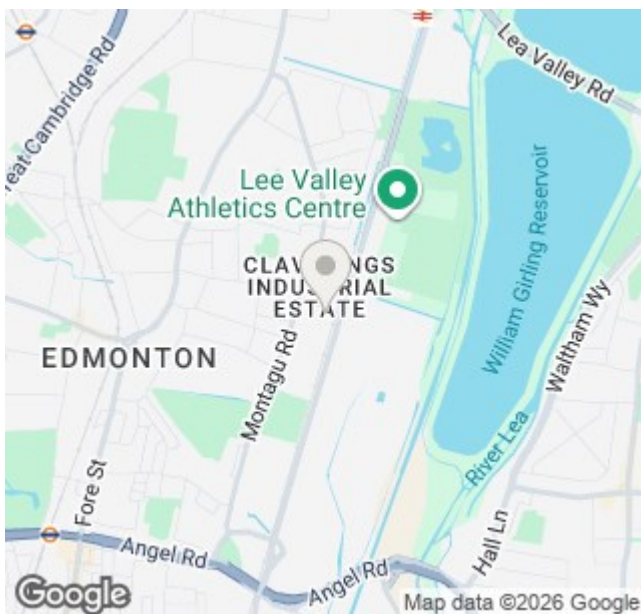
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Buxton Close

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.

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