



Church Street, N9 9RN
London





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- Kings Are Pleased To Present This
- Two Bedroom Victorian Converted Flat
- Situated On The Ground Floor
- Private 45ft Landscaped Garden
- Off Street Parking
- 19ft Lounge/Diner
- Double Glazing & Gas Central Heating
- 116 Year Lease
- No Service Charge & Ground Rent £250pa
- Council Tax Band C

Offers Over £300,000



KINGS are pleased to present this GROUND FLOOR Two Bedroom Converted Flat with its own PRIVATE 45FT LANDSCAPED GARDEN and OFF STREET PARKING. This spacious property is set within a larger Victorian period building and is available on a CHAIN FREE basis. Features include two DOUBLE BEDROOMS WITH HIGH CEILINGS, a 19ft lounge/diner leading on to a modern kitchen, double glazing and gas central heating. Furthermore there is a 116 YEAR LEASE remaining with NO SERVICE CHARGE.

The property is within WALKING DISTANCE of Edmonton Green train station with a regular service to the city as well as offering easy access to the A10 and A406. The Edmonton Green shopping centre with its range of shops and restaurants are also close by. We feel that this is ideal for a first time buyer or an investor as the property is centrally located to all amenities.

Council Tax Band - C

Lease - 116 Years Remaining (From 25 March 1982 expiring on 24 December 2141)

Ground Rent - £250 Per Annum

Building Insurance - £223.49 Per Annum

Service Charge - £0

Construction Type - Standard (Brick, Tile)

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

COMMUNAL FRONT DOOR TO:

COMMUNAL HALLWAY

OWN FRONT DOOR TO:

ENTRANCE HALLWAY 2'05 (4'03) x 15'0 (0.74m (1.30m) x 4.57m)

With power points, laminated wood style flooring.

BEDROOM ONE 11'10 x 11'04 (3.61m x 3.45m)

With double glazed bay window to front, picture rail, built-in wardrobes, power points, laminated wood style flooring.

BEDROOM TWO 11'07 x 11'04 (3.53m x 3.45m)

With double glazed bay window to rear, picture rail, fitted wardrobe, power points, laminated wood style flooring.

BATHROOM 4'08 x 9'07 (1.42m x 2.92m)

With part tiled walls, panel enclosed bath with shower attached, pedestal wash basin, low level W.C, extractor fan, heated towel rail, lino flooring.

LOUNGE 14'0 (19'0) x 10'0 (4.27m (5.79m) x 3.05m)

With double glazed window to side, double radiator, TV point, power points, laminated wood style flooring.

KITCHEN 9'11 x 7'01 (3.02m x 2.16m)

With double glazed window to rear and door leading to garden, part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob, electric oven and chimney style extractor, plumbed for washing machine & dishwasher, space for fridge/freezer, single radiator, power points, tiled flooring.

GARDEN 45'0 x 18'0 (13.72m x 5.49m)

Pebble stone and concrete paving.

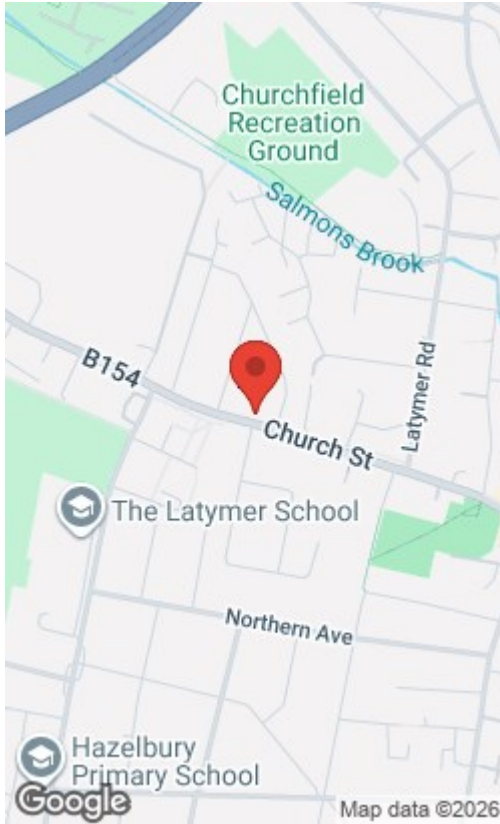




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(81-91) A	
(69-80) C		(69-80)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

GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.



CHURCH STREET, EDMONTON, LONDON, N9

TOTAL FLOOR AREA: 51.1 sq.m. (550 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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