

The Concourse, N9 0TQ
London

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KINGS are pleased to present this CHAIN FREE Two Bedroom Flat within walking distance of Edmonton Green train station and shopping centre. The property is situated on the third floor of this LIFT OPERATED development combining residential, leisure and shopping facilities known as The Concourse.

Features include two double bedrooms both with fitted wardrobes, a good sized bathroom, an open plan lounge leading to a separate fitted kitchen and balcony access, double glazing throughout, economy electric heating and storage cupboards in the entrance hall.

Council Tax Band C
Lease - 79 Years Remaining (99 Years From 24 June 2007)
Service Charge - To Be Confirmed (Approx. £2,146.08 Per Annum)
Ground Rent - To Be Confirmed
Construction Type - Includes But Not Limited To: Mainly Masonry Walls, Aluminum Clad Panels, Terracotta Tiled Panels
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low
EWS1 - Complete 2021 - B2, Remedial Works Completed 2023
Contact our office for any enquiries in relation to EWS (External Wall Fire Safety Assessment)

£190,000









- **Kings Are Pleased To Present This**
- **Modern Purpose Built Development**
- **Balcony**
- **79 Year Lease**
- **Chain Free**
- **Two Bedroom Flat**
- **Lift Operated & Situated On The Third Floor**
- **Built In Storage & Wardrobes**
- **Walking Distance To Edmonton Green Train Station**
- **Council Tax Band C**

ENTRANCE HALL 15'1 x 7'2 (4.60m x 2.18m)

LOUNGE/DINER 15'1 x 12'7 (4.60m x 3.84m)
Carpet floors, power points, radiator, rear aspect double glazed window, door leading to balcony.

BALCONY 7'0 x 4'0 (2.13m x 1.22m)

KITCHEN 8'9 x 7'11 (2.67m x 2.41m)
Vinyl floors, power points, plumbing for washing machine, base units with roll top work surfaces, sink with drainer, tiled splash back

BEDROOM ONE 15'11 x 10'2 (4.85m x 3.10m)
Carpet floors, radiator, rear aspect double glazed window, power points, fitted wardrobe

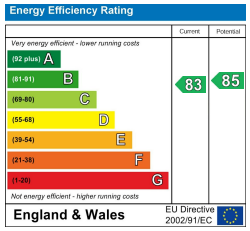
BEDROOM TWO 15'11 x 7'4 (4.85m x 2.24m)
Carpet floors, radiator, rear aspect double glazed window, power points, fitted wardrobe

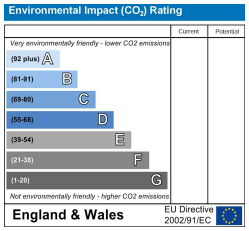
BATHROOM 6'10 x 6'2 (2.08m x 1.88m)
Vinyl floors, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC





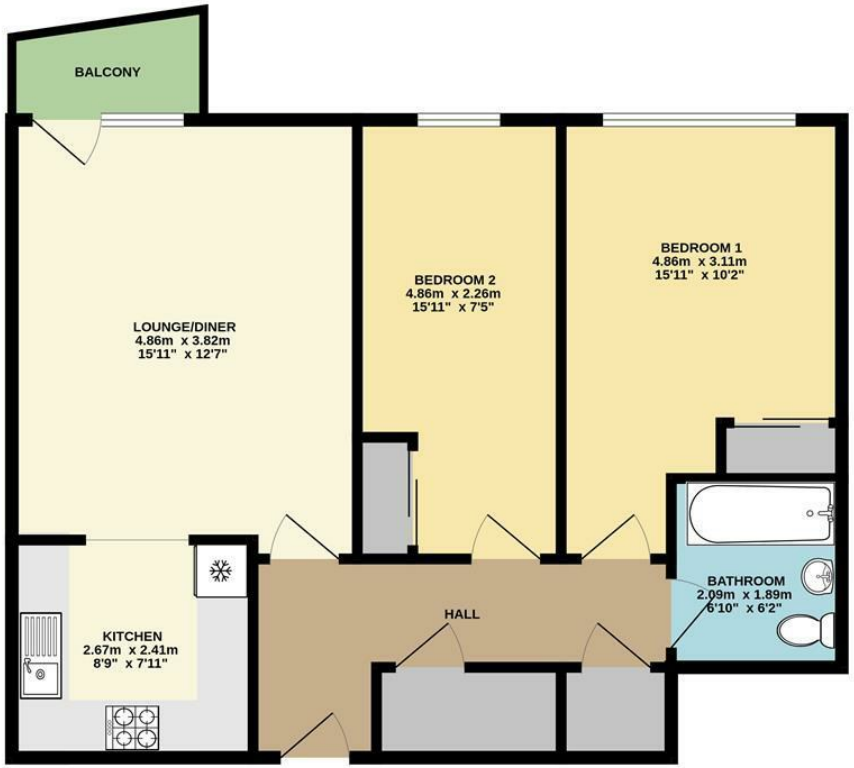








THIRD FLOOR
63.0 sq.m. (678 sq.ft.) approx.



GEARY COURT, EDMONTON, N9

TOTAL FLOOR AREA : 63.0 sq.m. (678 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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