



The Broadway, N9 0TP  
London





# The Broadway, N9 0TP

- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- Top Floor With Dual Lift Access
- Panoramic Views Across Central London
- 708 Sq Ft Of Living Space
- Spacious Lounge/Diner With Balcony
- Opposite Edmonton Green Train Station
- 105 Year Lease
- Chain Free
- Council Tax Band C

£240,000



KINGS are pleased to present this TWO DOUBLE BEDROOM FLAT located directly OPPOSITE EDMONTON GREEN TRAIN STATION and next to the shopping centre. Situated within a modern development on the TOP FLOOR with DUAL LIFT ACCESS, the property offers 708 SQ FT of living space and PANORAMIC VIEWS ACROSS CENTRAL LONDON.

Features include a bright and spacious DUAL ASPECT LOUNGE/DINER leading onto a PRIVATE BALCONY, an opening to a separate fitted kitchen, built in wardrobes to both double bedrooms, and a good sized bathroom. Additional benefits include double glazing, electric heating, storage space and a secure entry system.

The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years, including upgraded transport links, new shopping facilities and improved public spaces, whilst still retaining its famous indoor market.

Council Tax Band C

EPC Rating D

Lease - 105 Years Remaining (From 16 October 2007 to 22 March 2132)

Service Charge - £2,982.96 Per Annum (Approx)

Ground Rent - £0

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

Construction Type - Includes But Not Limited To: Mainly Masonry Walls, Aluminum Clad Panels, Terracotta Tiled Panels

EWS1 - Completed 2023 - B1

(Contact our office for any enquiries in relation to External Wall Fire Safety Assessment)

#### HALLWAY

**LOUNGE/DINER 12'5 x 15'8 (3.78m x 4.78m)**

**KITCHEN 8'8 x 8'9 (2.64m x 2.67m)**

**BEDROOM ONE 7'5 x 15'8 (2.26m x 4.78m)**

**BEDROOM TWO 10'0 x 15'2 (3.05m x 4.62m)**

**BATHROOM 6'4 x 7'7 (1.93m x 2.31m)**

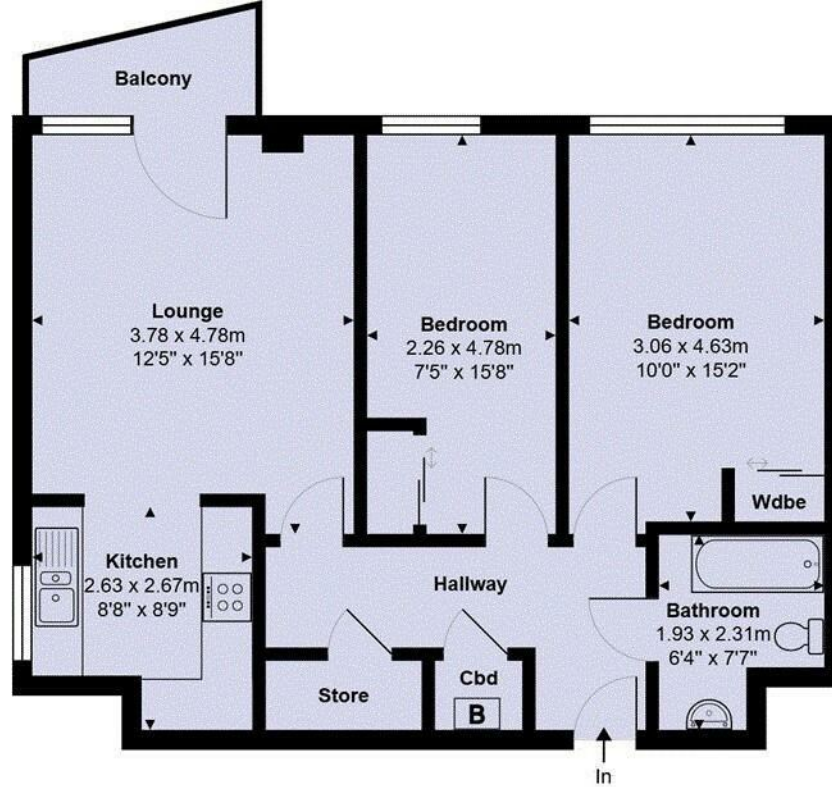
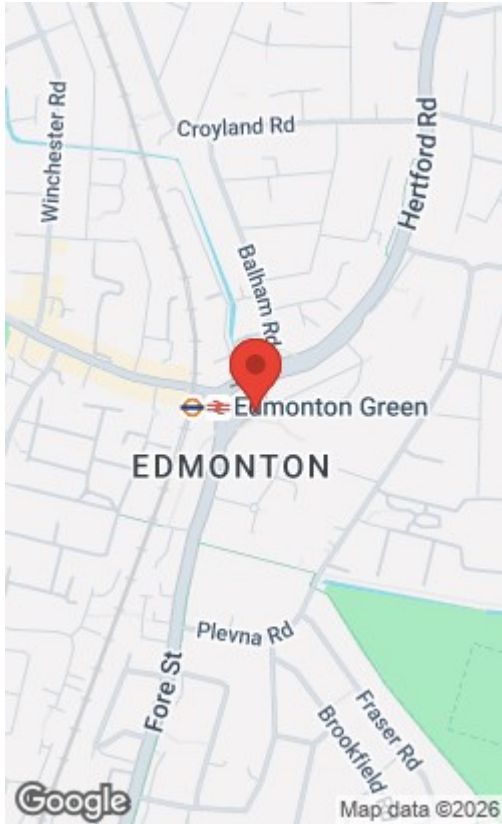








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>66</b>	<b>80</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## Methven Court, The Broadway, Edmonton, N9 0TP

Total Area: 65.7 m<sup>2</sup> ... 708 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

[www.kings-group.net](http://www.kings-group.net)

