



Gareth Drive, N9 9YY
London





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- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- Situated On The Third Floor
- 20ft Open Plan Lounge/Kitchen & Ensuite
- Gas Central Heating, Double Glazing & Residents Parking
- 104 Year Lease Remaining
- Ground Rent £200pa, Service Charge £2,394.068pa
- Walking Distance To Edmonton Green Train Station
- Chain Free
- Council Tax Band C

£290,000



KINGS are pleased to present this Two Double Bedroom Flat in the sought after modern development of Gareth Drive, available with NO ONWARD CHAIN. This spacious third floor property has plenty of benefits such as a large 20FT OPEN PLAN LOUNGE/KITCHEN SPACE, a good sized modern bathroom and an EN-SUITE SHOWER ROOM to the master bedroom. Further features include ALLOCATED PARKING for residents, double glazing throughout and gas central heating.

The CENTRAL N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within WALKING DISTANCE along with an array of local shops and restaurants for convenience. The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band C

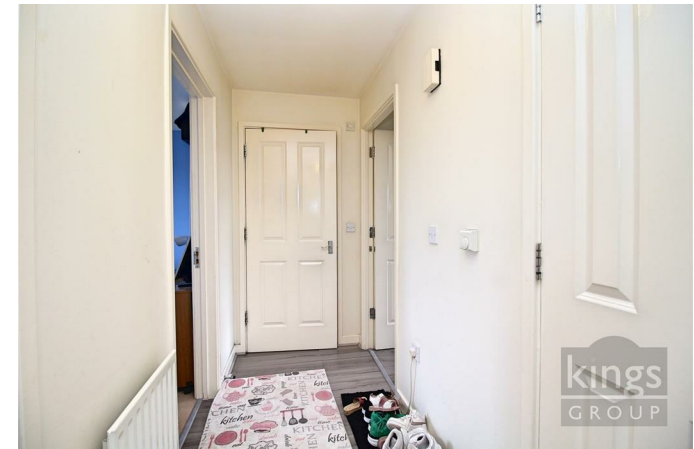
Lease - 104 Years Remaining (125 Years From 1 September 2005)

Service Charge - £2,394.06 Per Annum

Ground Rent - £200 Per Annum

Construction Type - Standard (Brick, Tile)

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



ENTRANCE HALL 12'04" x 3'11" (3.76m x 1.19m)

LOUNGE / KITCHEN 20'08" x 11'10" (6.30m x 3.61m)

BATHROOM 7'10" x 6'07" (2.39m x 2.01m)

BEDROOM ONE 11'01" x 10'03" (3.38m x 3.12m)

ENSUITE 8'02" x 2'11" (2.49m x 0.89m)

BEDROOM TWO 8'09 x 15' (2.67m x 4.57m)

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



THIRD FLOOR
63.3 sq.m. (681 sq.ft.) approx.



GARETH DRIVE, EDMONTON, N9
TOTAL FLOOR AREA: 63.3 sq.m. (681 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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