



Inverness Road, N18 2EE
London





kings
GROUP

Inverness Road, N18 2EE

- Kings Are Pleased To Present This
- Two Bedroom Flat
- Situated On The Ground Floor
- Dual Aspect Lounge/Diner
- Gas Central Heating & Double Glazing
- Communal Gardens
- 942 Year Lease Remaining
- £2,098.18pa Service Charge, Peppercorn Ground Rent
- Walking Distance Of Silver Street Train Station
- Council Tax Band B

£275,000



KINGS are pleased to present this Two Bedroom Flat situated on the GROUND FLOOR of a small development next to Craig Park with a 942 YEAR LEASE. The SPACIOUS flat features a DUAL ASPECT LOUNGE/DINER leading to a good sized separate kitchen, and a family bathroom. Further benefits include gas central heating, double glazing and communal gardens.

Being situated just East of Fore Street there are local shops and green space within easy reach along with good access to the A406 North Circular Road. There is a choice of two train lines connecting you to the city and beyond in the form of Silver Street station and the new MERIDIAN WATER station. It is also close by to the planned MAJOR REGENERATION project Meridian Water taking place in and around Meridian Way/Angel Road offering a wealth of new infrastructure and amenities.

Council Tax Band B

Lease - 942 Years Remaining (999 years from 25 March 1968)

Service Charge - £2,098.18 Per Annum

Ground Rent - Peppercorn

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

RECEPTION / DINING ROOM 16'4 x 11'9 (4.98m x 3.58m)

KITCHEN 9'2 x 6'8 (2.79m x 2.03m)

BEDROOM ONE 12'8 x 11'9 (3.86m x 3.58m)

BEDROOM TWO 11'7 x 6'1 (3.53m x 1.85m)

BATHROOM 9'2 x 4'5 (2.79m x 1.35m)

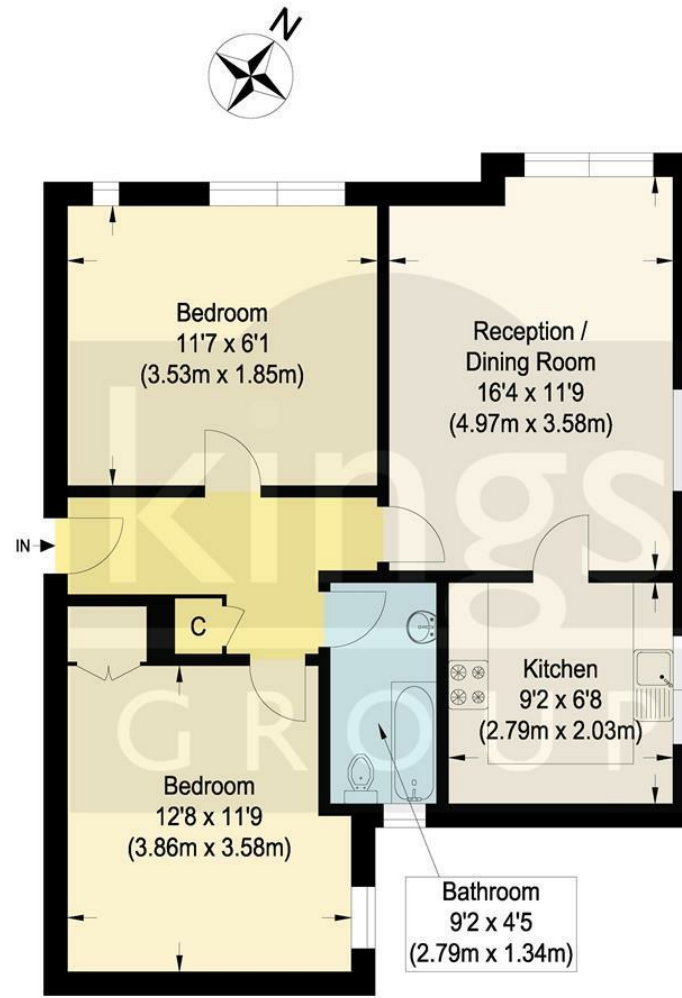
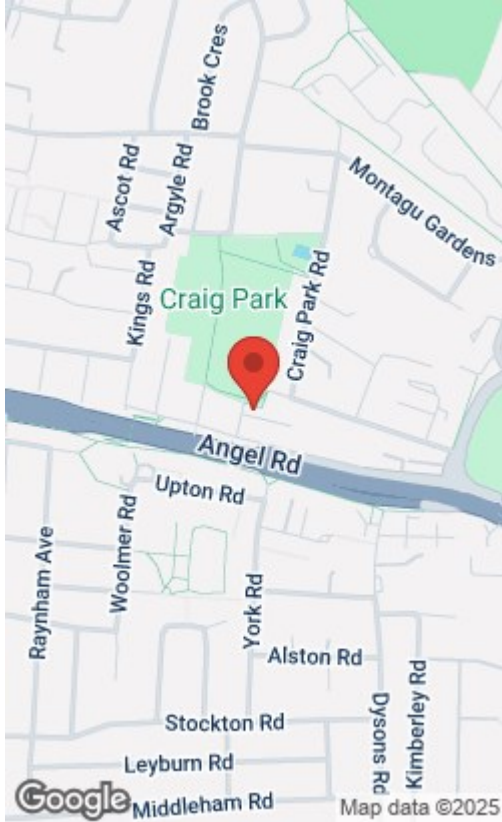




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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54)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

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



Ground Floor
Inverness Road

Approximate Gross Internal Floor Area : 66.0 sq m / 710.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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