

Colyton Way, N18 2XL  
London









## Colyton Way, N18 2XL

- Kings Are Pleased To Present This
- Three Bedroom Split Level Maisonette
- 20ft Lounge / Diner
- Two Shower Rooms
- Walking Distance To Silver Street Train Station
- Easy Access To Local Amenities
- Double Glazing & Gas Central Heating
- 88 Year Lease
- Chain Free
- Council Tax Band C

£240,000



**KINGS** are pleased to present this spacious Three Bedroom **SPLIT LEVEL MAISONETTE** located within walking distance of Silver Street Train Station. The **CHAIN FREE** property is arranged over two floors. Features include a **20FT LOUNGE/DINER**, a large kitchen and **TWO UPSTAIRS SHOWER ROOMS**. Further features include double glazing and gas central heating.

Nothing is too far away in Upper Edmonton, with A406 North Circular Road access, North Middlesex Hospital, the lovely Pymmes Park, popular schools and high street shops all within easy reach. In our opinion this would be ideal for someone looking for affordable space within North London, to make a home their own or as an investment.

**Council Tax Band - C**

**Lease - 88 Years Remaining (125 Years From 1 April 1989)**

**Ground Rent - To Be Confirmed**

**Service Charge - To Be Confirmed**

**Construction Type - Standard (Brick, Tile)**

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

#### **ENTRANCE HALLWAY**

**RECEPTION / DINING ROOM 20'7 x 10'3 (6.27m x 3.12m)**

**KITCHEN 20'7 x 13'3 (6.27m x 4.04m)**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE 14'9 x 9'3 (4.50m x 2.82m)**

**BEDROOM TWO 11'9 x 10'5 (3.58m x 3.18m)**

**BEDROOM THREE 12'2 x 7'7 (3.71m x 2.31m)**

**BATHROOM 8'7 x 5'5 (2.62m x 1.65m)**

**SHOWER ROOM 5'4 x 5'2 (1.63m x 1.57m)**







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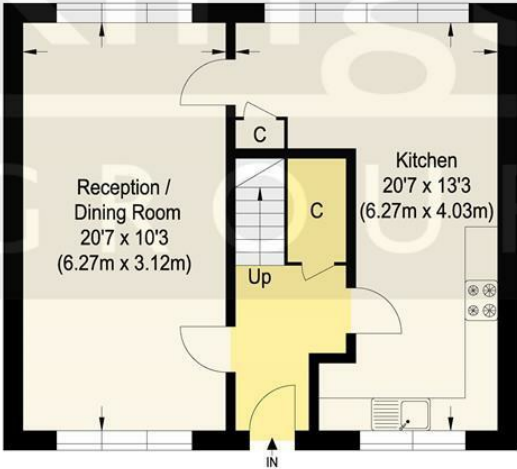
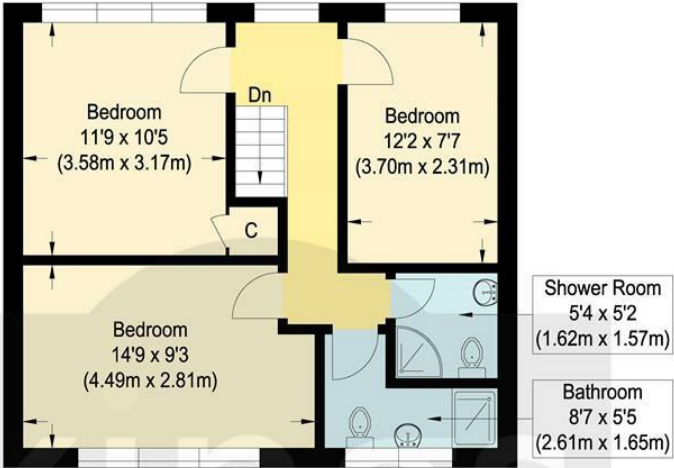
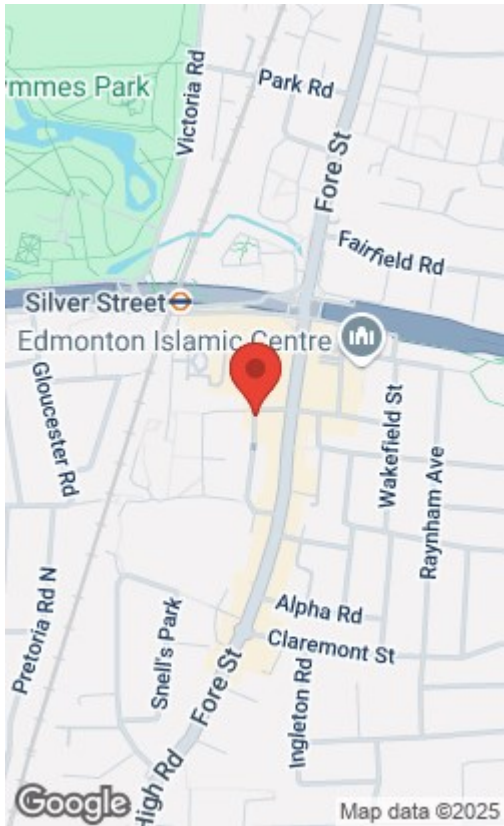


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Flat 76, Birdport House

Approximate Gross Internal Floor Area : 91.50 sq m / 984.89 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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