



Strand Place, N18 1QS  
Edmonton





# Strand Place, N18 1QS

- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On The First Floor
- 14ft Lounge/Diner & Separate Kitchen
- Plenty Of Build In Storage
- Double Glazed Windows & Gas Central Heating
- 175 Year Lease
- Ground Rent £10pa, Service Charge £1,530.85
- Walking Distance To Pymmes Park & Silver Street Station
- Council Tax Band B

£225,000



KINGS are pleased to present this spacious One Bedroom Flat situated on the FIRST FLOOR located just off Silver Street, N18. The property comprises an entrance hall, a 14ft lounge/diner, a good sized separate fitted kitchen, a bathroom and built in storage. Further features gas central heating, DOUBLE GLAZED WINDOWS, and parking available for residents.

The property offers easy access to the A10 and A406 North Circular Roads along with Silver Street train station keeping you connected to the city. There are a collection of schools and a variety of shops within walking distance, whilst close by there are the benefits of Pymmes Park and North Middlesex hospital. There is a lot on offer making it perfect for first time buyers and buy-to-let investors.

Council Tax Band B

Lease - 175 Years Remaining (208 years from 9 March 1992)

Service Charge - £1,530.85 Per Annum

Ground Rent - £10

Construction Type - Standard (Brick, Tile), Ex-Local Authority

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

(There is currently scaffolding erected at the development, we have been informed that this is remedial works as part of service charge and not as a separate section 20 works programme)

#### **ENTRANCE HALLWAY**

**RECEPTION ROOM 14'9 x 11'11 (4.50m x 3.63m)**

**KITCHEN 15'11 x 5'8 (4.85m x 1.73m )**

**BEDROOM 13'9 x 8'11 (4.19m x 2.72m)**

**BATHROOM 9'0 x 4'10 (2.74m x 1.47m)**

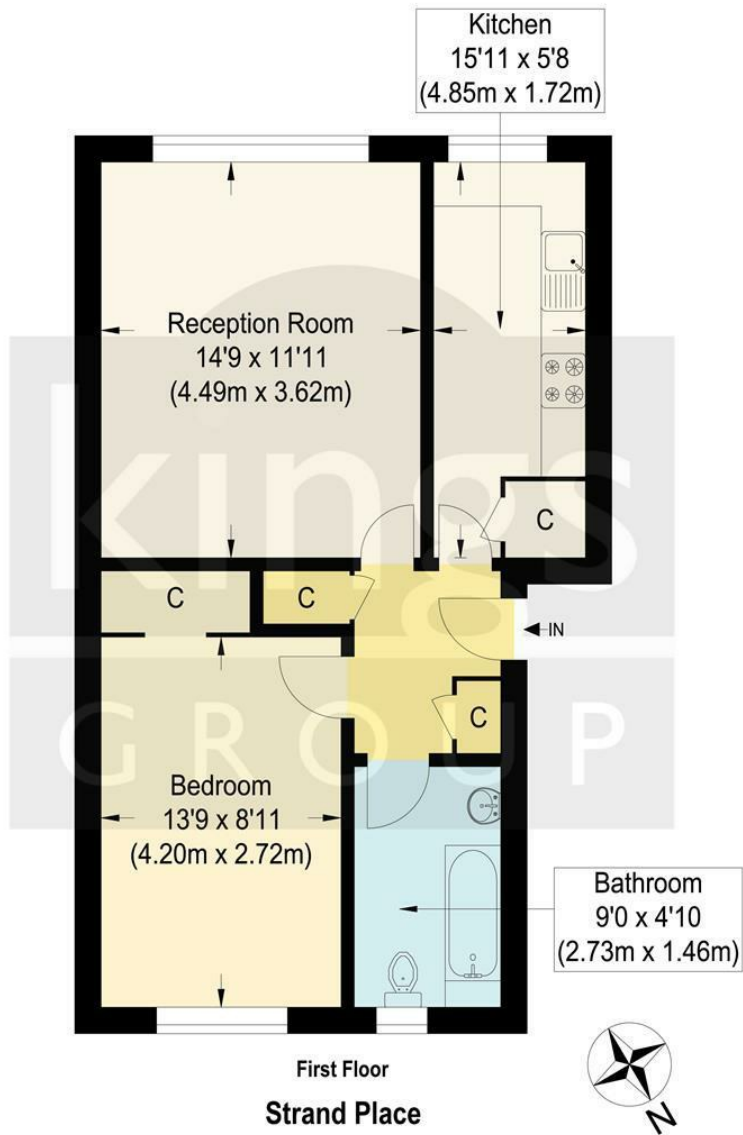
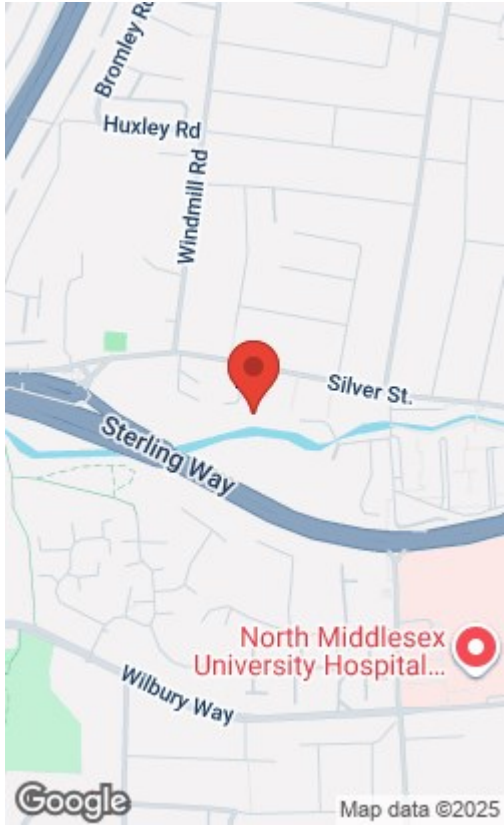








| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) A                                 |                         |  | (82 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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   | EU Directive 2002/91/EC |           |



First Floor  
**Strand Place**  
 Approximate Gross Internal Floor Area : 47.80 sq m / 514.51 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

