



Barrowfield Close, N9 0HB  
London









# Barrowfield Close, N9 0HB

KINGS are pleased to offer this STUNNING Two Double Bedroom SPLIT LEVEL MAISONETTE with a BALCONY and its OWN SEPARATE GARDEN. This very well presented and spacious property is laid out over the second and third floors featuring a MODERN REFITTED KITCHEN with integrated appliances, a spacious lounge/diner with balcony access, then upstairs there are two large bedrooms and a MODERN BATHROOM. Further benefits include gas central heating, double glazing and plenty of built in storage including an OUTDOOR STORE SHED.

The promising N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within easy reach along with an array of local shops 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 - 99 Years Remaining (From 22 May 2000 To 3 May 2124)  
Service Charge - £1,012.72 Per Annum  
Ground Rent - £10 Per Annum  
Flood Risk - Rivers and Seas: Low, Surface Water: Low  
Construction Type - Standard Construction (Brick, Tile), Deck Access

£299,995



- Kings Are Pleased To Present This
- Situated On The Second & Third Floors
- Spacious Lounge/Diner With Balcony
- Double Glazing, Gas Central Heating & Built In Storage
- Ground Rent £10pa, Service Charge £1,012.72

- Two Double Bedroom Split Level Maisonette
- Modern Refitted Kitchen & Upstairs Bathroom
- Own Separate Garden & Store Shed
- 99 Year Lease Remaining
- Council Tax Band C

### ENTRANCE HALL

Laminate flooring, carpet stairs leading to first floor, radiator and power points

### KITCHEN 9'4 x 8'2 (2.84m x 2.49m)

Laminate flooring, front facing double glazed windows, tiled walls, drainer sink unit, integrated fridge freezer, plumbing for dishwasher, power points.

### LOUNGE/DINER 14'10 x 14'3 (4.52m x 4.34m)

Laminate flooring, rear facing double glazed windows, door leading to balcony, radiator and power points

### BALCONY

concrete floor, black railing, rear facing aspect

### UPSTAIRS LANDING

Carpet flooring, power points

### BEDROOM ONE 14'10 x 9'5 (4.52m x 2.87m)

Laminate flooring, radiator, power points, fitted wardrobe, front aspect double glazed windows

### BEDROOM TWO 16'9 x 8'3 (5.11m x 2.51m)

Laminate flooring, power points, radiator, rear facing double glazed windows.

### BATHROOM 6'9 x 6'1 (2.06m x 1.85m)

Tiled floors and walls, opaque front aspect windows, panel enclosed bath with shower attachment, radiator, wash basin, low level flush WC







king  
GROU



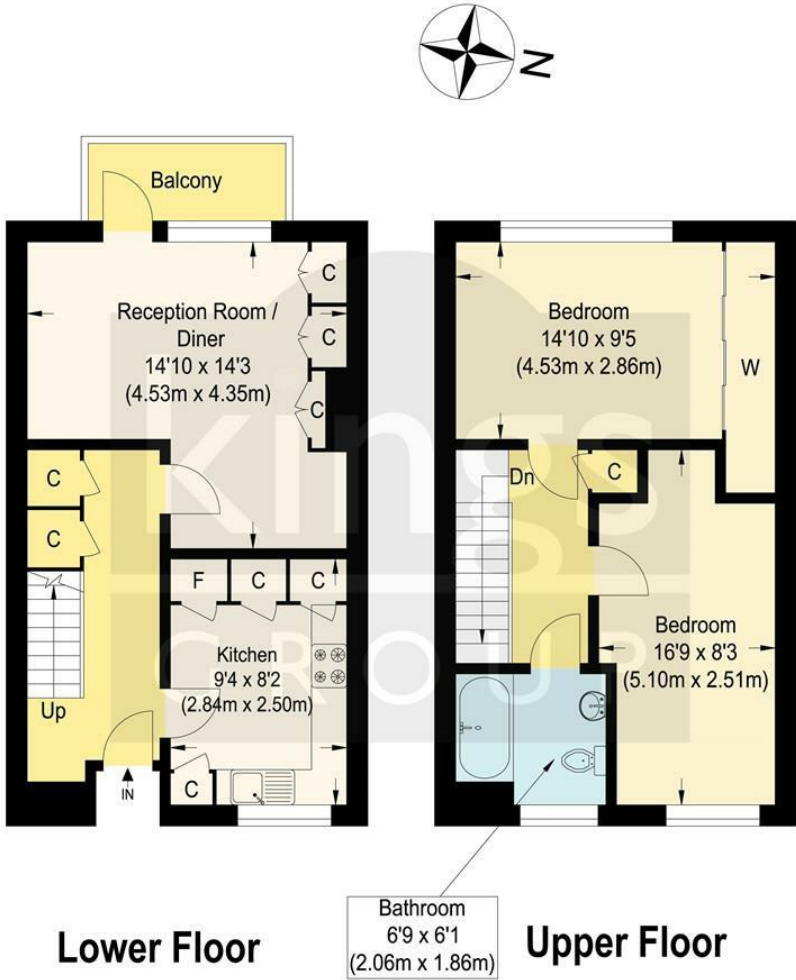
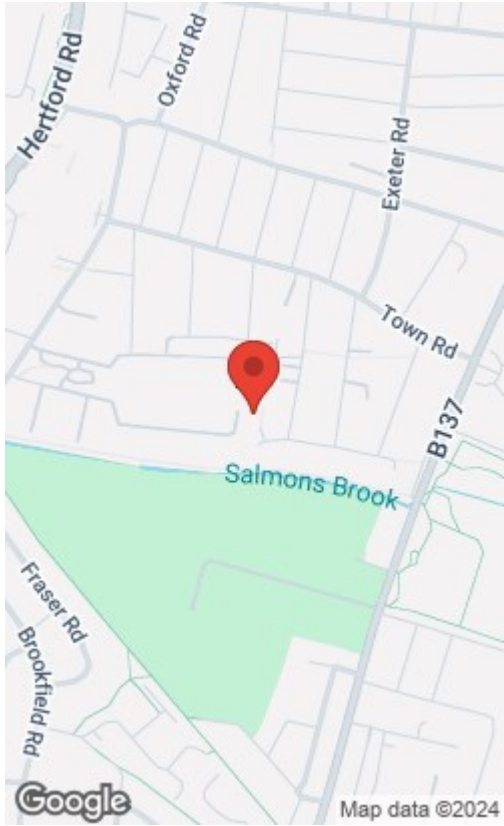








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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		



Lower Floor

Upper Floor

Barrowfield Close, N9

Approximate Gross Internal Floor Area : 71.60 sq m / 770.69 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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