



www.kings-group.net

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Edmonton N9 9DX
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Pycroft Way, Edmonton, N9 9XX
Offers Over £160,000

- Kings Are Pleased To Present This
- 958 Year Lease On Completion
- Separate Refitted Kitchen
- Close To Pymmes Park & Silver Street Train Station
- Chain Free

- Studio Flat Situated On First Floor
- Real Wood Flooring
- Residents Parking
- Service Charge £1,461.06pa, Ground Rent £0
- Council Tax Band B

KINGS are pleased to present this Studio Flat with a 958 YEAR LEASE ON COMPLETION and available CHAIN FREE. Situated on the first floor of a purpose built development opposite Pymmes Park, benefits include RESIDENTS PARKING, a good sized 15ft living/bedroom space with a bay window and REAL WOOD FLOORING, a separate kitchen, shower room, and double/secondary glazing.

Located only moments away from the lovely Pymmes Park, it is also within WALKING DISTANCE of North Middlesex Hospital and Silver Street train station with a regular service to the city. There is also good access to the A406 North Circular Road. The property is situated within close proximity to Fore Street with all the shops, restaurants and amenities it has to offer making this an IDEAL FIRST TIME BUY or as a sound investment.

Council Tax Band B

Lease - 958 Years On Completion (999 years from 1.2.1984) Currently 82 Years

Service Charge - £1,461.06 Per Annum

Ground Rent - £0

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

4'9 x 4'3 (1.45m x 1.30m)

With telephone point, power, entryphone, wood flooring, doors to:

LOUNGE/BEDROOM

15'7 x 10'8 (4.75m x 3.25m)

With secondary glazed bay window to front, tv point, telephone point, wood flooring.

KITCHEN

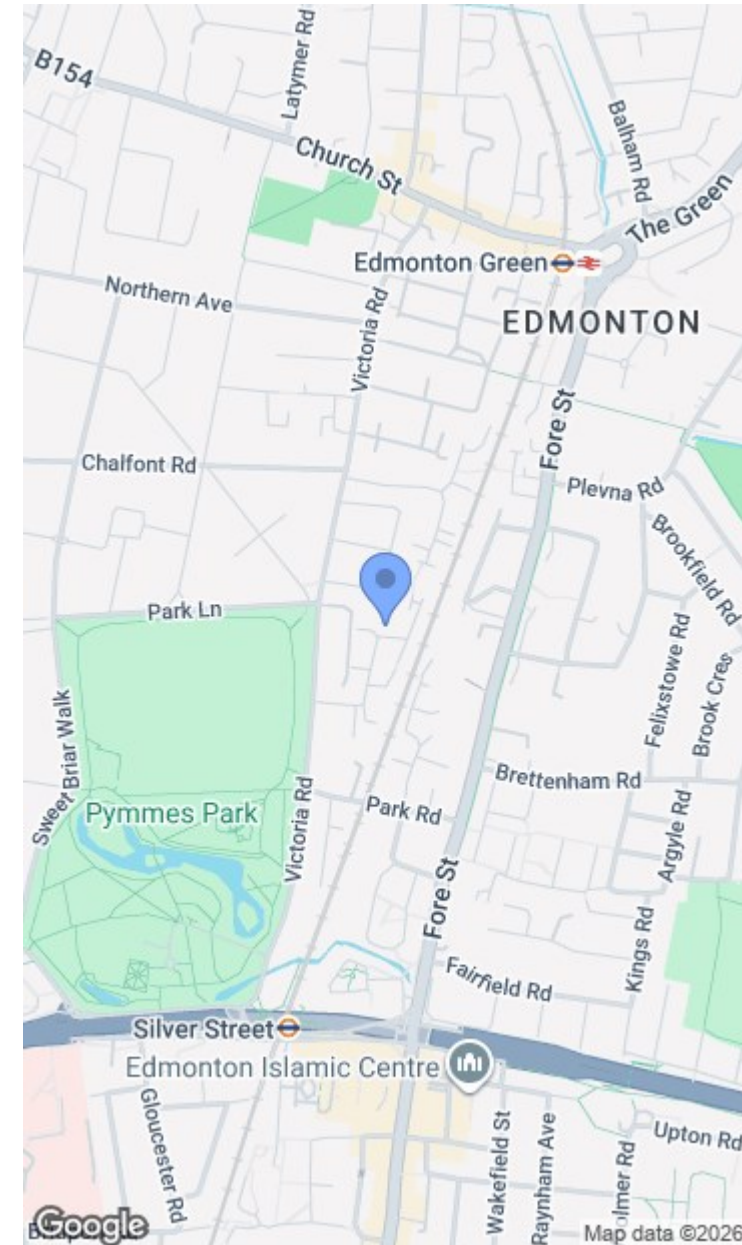
7'5 x 5'8 (2.26m x 1.73m)

With double glazed window to side, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, hob, extractor, wood flooring.

SHOWER/WC

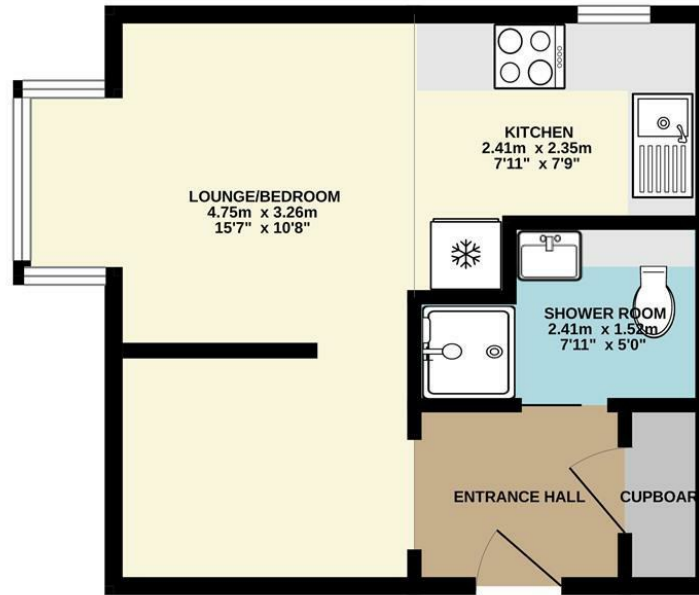
7'4 x 5'0 (2.24m x 1.52m)

With low level wc, wash hand basin into vanity unit, shower cubicle, part tiled walls, lino floor.





FIRST FLOOR
27.0 sq.m. (291 sq.ft.) approx.



PYCROFT WAY, EDMONTON, N9

TOTAL FLOOR AREA: 27.0 sq.m. (291 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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