



Barbot Close, N9 9XQ
London





king
GROUP

Barbot Close, N9 9XQ

- Kings Are Pleased To Present This
- Studio Flat With Separate Sleeping Area
- Situated On The Top Floor
- Gas Central Heating
- Residents Parking
- 91 Year Lease
- Service Charge £1798.06pa, Ground Rent £160pa
- Close To Edmonton Green Train Station
- Chain Free
- Council Tax Band B

Offers Over £160,000



KINGS are pleased to present this CHAIN FREE Studio Flat with a SEPARATE SLEEPING AREA in a central N9 location. The property is situated on the top floor of this purpose built development with communal grounds and benefits from RESIDENTS PARKING. Features include a SEPARATE KITCHEN, a good size living space and BUILT IN WARDROBES to the bedroom area.

Edmonton Green Train Station and Shopping Centre are WITHIN WALKING DISTANCE keeping commuters well connected to the city, there are also an array of local shops and restaurants close by 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 B

Lease - 91 Years Remaining (125 years from 1 January 1992)

Service Charge - £1798.06 Per Annum/£149.84 Per Month

Ground Rent - £160 Per Annum (£80 Every 6 Months)

Construction Type - Standard (Brick, Tile)

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



ENTRANCE HALL

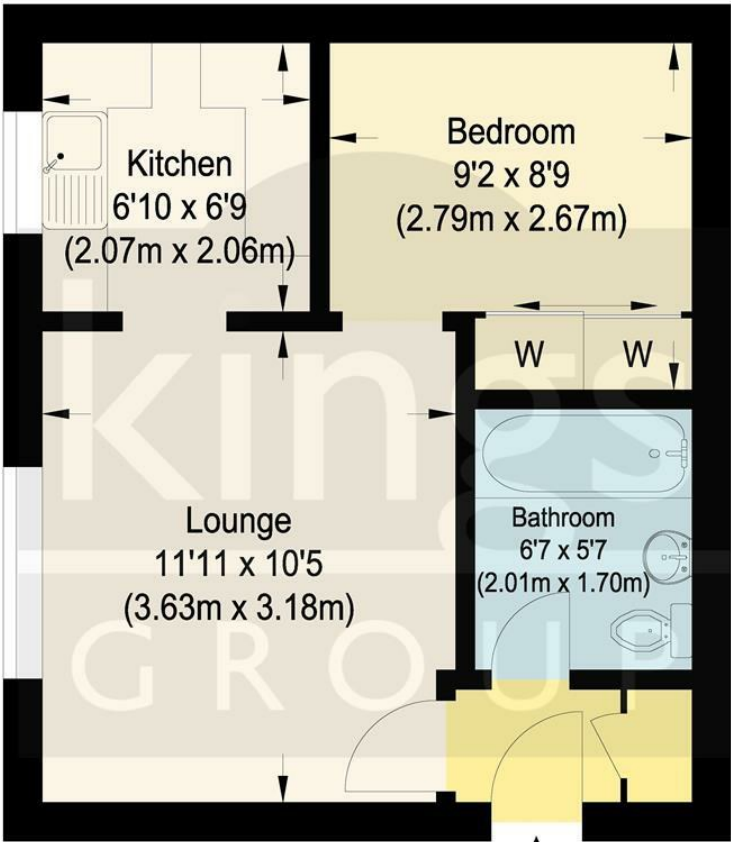
LOUNGE 11'11 x 10'5 (3.63m x 3.18m)

KITCHEN 6'10 x 6'9 (2.08m x 2.06m)

BEDROOM 9'2 x 8'9 (2.79m x 2.67m)

BATHROOM 6'7 x 5'7 (2.01m x 1.70m)

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



Second Floor

Barbot Close

Approximate Gross Internal Floor Area : 29.0 sq m / 312.15 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

