



- TWO DOUBLE BEDROOM MAISONETTE
- 900+ YEARS ON THE LEASE
- OWN SECTION OF REAR GARDENS
- IDEAL ACCESS INTO THE CITY
- RENTAL POTENTIAL OF 15,600 PA

*** BUY TO LET INVESTORS *** KINGS GROUP
Are delighted to offer this TWO DOUBLE BEDROOM MAISONETTE to the Market. Situated in the PONDERS END LOCATION This property is within close links to all local shops and amenities including both PONDERS END & SOUTHBURY STATION, which commute to both TOTTENHAM HALE AND LONDON LIVERPOOL STREET. Situated on the First Floor this also Benefits from, Own Section or Rear Garden, Spacious Lounge, Dining Room, Fitted Kitchen, 900+ Years Lease and is Offered on a Chain Free Basis.

FRONT DOOR TO

ENTRANCE HALLWAY

With staircase to :

FIRST FLOOR LANDING

With doors to:

RECEPTION

16'2 x 11'0 (4.93m x 3.35m)

With double glazed window to side, centre rose, single radiator, telephone point, laminated wood style floor

KITCHEN

9'8 x 9'6 (2.95m x 2.90m)

With double glazed window side, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer electric oven, gas hob tiled floor,

- SITUATED ON THE FIRST FLOOR
- SPACIOUS LOUNGE/DINING ROOM
- GREAT LINKS INTO LOCAL SHOPS AND AMENITIES
- OFFERED ON A CHAIN FREE BASIS

BEDROOM ONE

154' x 10'0 (46.94m x 3.05m)

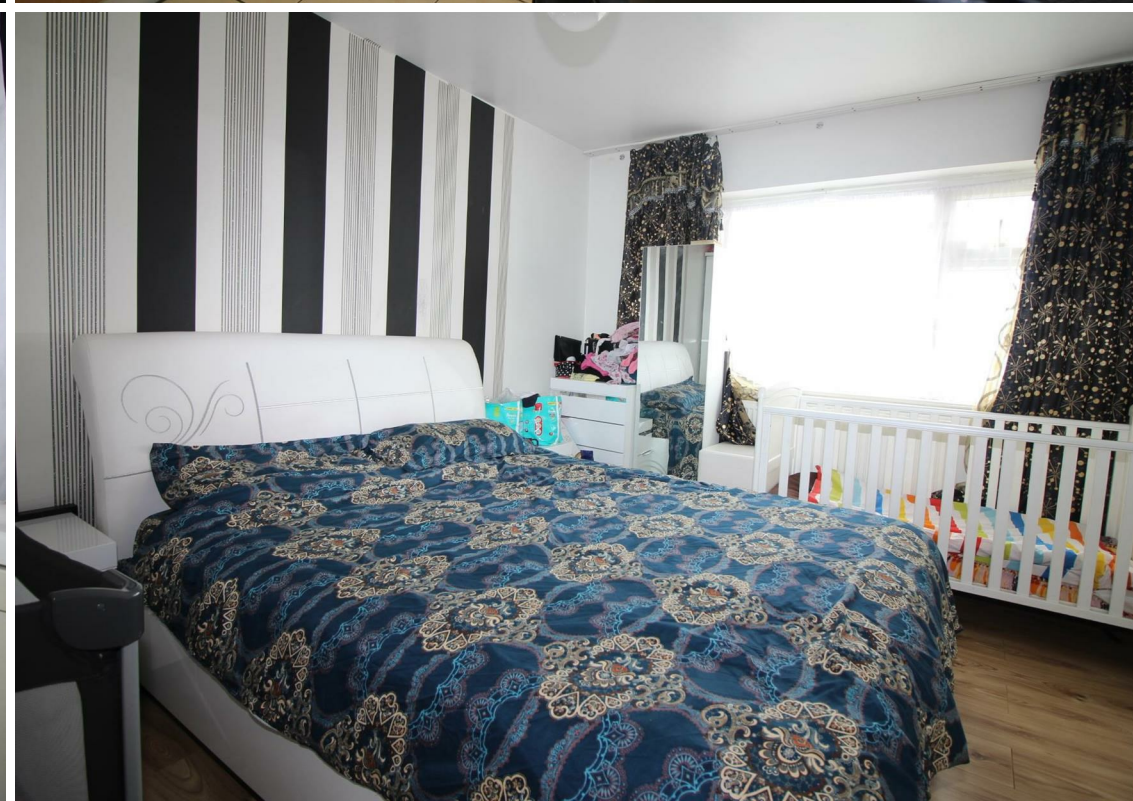
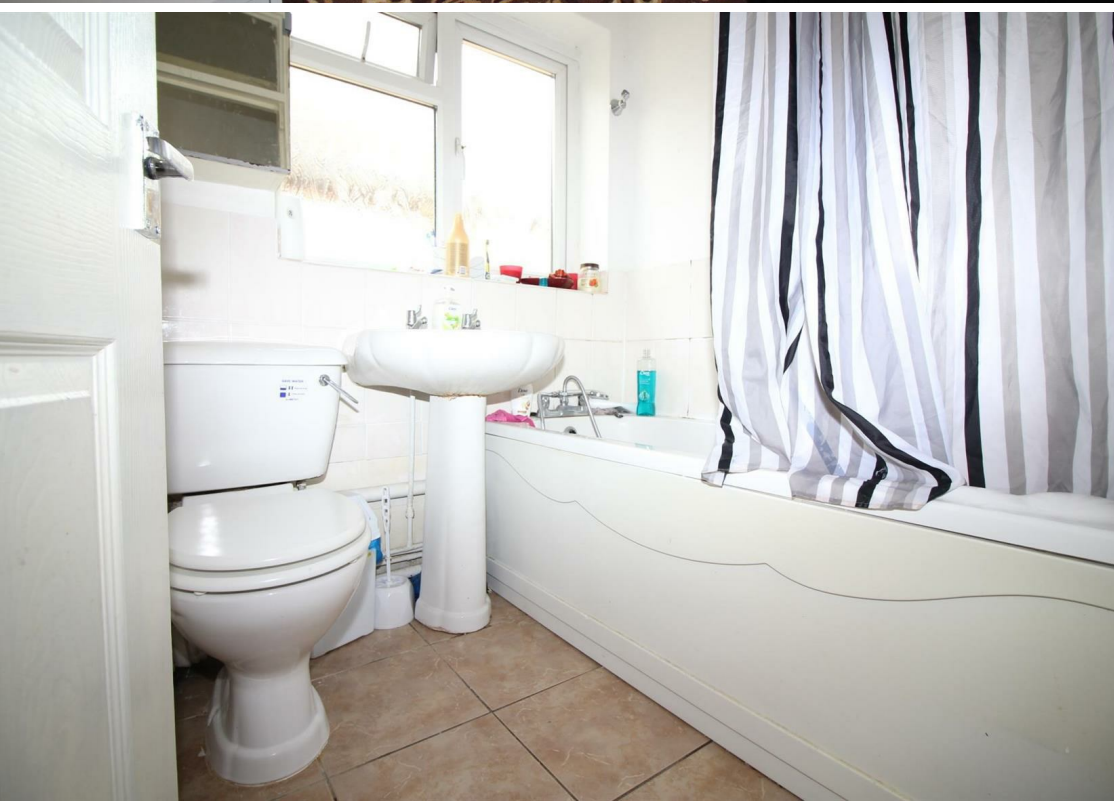
With double glazed window to side, centre rose, double radiator, gas heater, laminated wood style floor

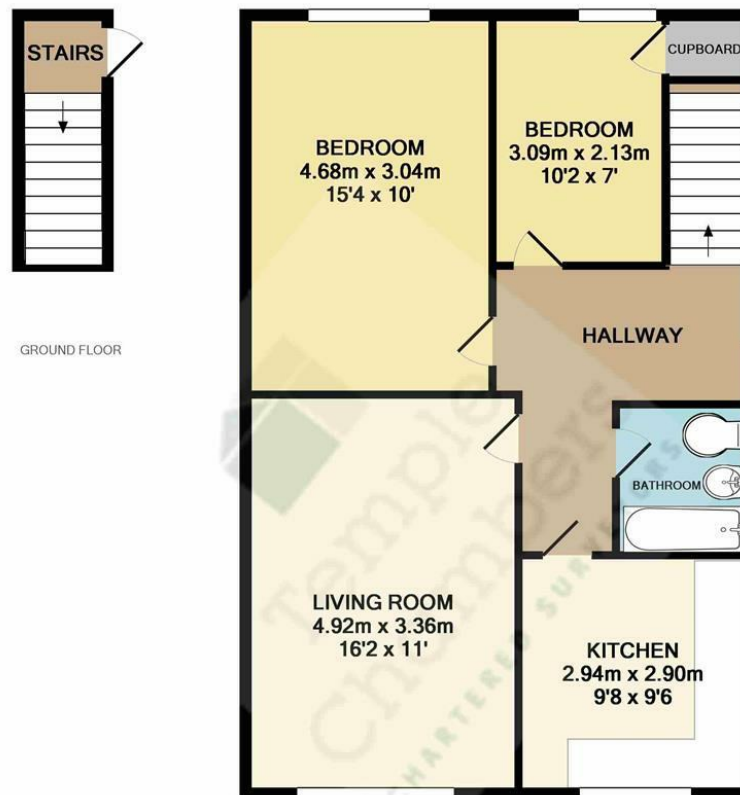
BEDROOM TWO

10'2 x 7' (3.10m x 2.13m)

With double glazed windows, Double Glazed windows to the front, radiator, and laminated wood flooring.







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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