



Ramscroft Close, Edmonton, N9

Guide Price £550,000



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Description

****INVESTORS SOUGHT**** Homelink are delighted to offer for sale this extended and well presented property that has been converted into TWO 1 bedroom flats thereby bringing in two rental incomes.

The ground floor flat has been extended to the rear providing a larger bedroom and kitchen/diner in addition to the large lounge and tiled bathroom. Also on the ground floor, there is understairs storage currently being used as a home office. Further benefits include, direct access to rear garden with brick built shed, and one off street parking space.

Upon entering the first floor flat through it's own side door, you have a utility area on the ground level, double bedroom, spacious lounge and kitchen diner with tiled bathroom suite. Other benefits include, small garden with brick built shed and off street parking. Both flats have gas central heating, double glazing and laminate flooring.

Located just off Little Bury Street, the property offers great transport and road links, viewing is highly recommended as this property offer potential to extend into the loft (STPP) offering scope to get higher rents. Both tenants are willing to stay and increase their rents by 20-25%.

Tenure: FREEHOLD

GF Flat - EPC C - Enfield C/Tax Band 'C'

FF Flat - EPC C - Enfield C/Tax Band 'C'

To arrange a viewing, call and speak to Sheikh in the sales dept.

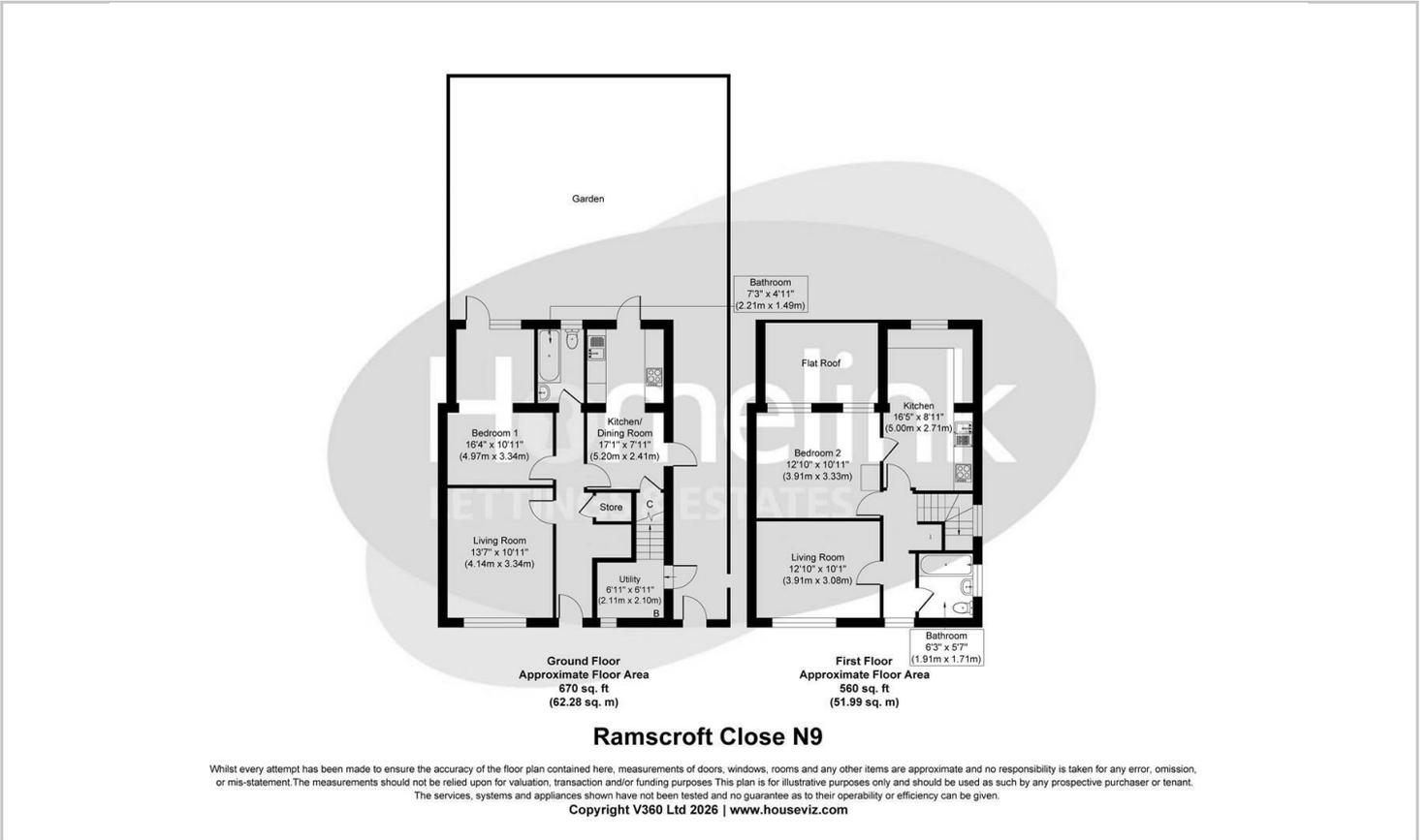
Most tenancies are rolling over and rents could be improved.

- FREEHOLD SALE
- 2 x 1 BEDROOM FLATS
- TWO SEPARATE FRONT DOORS
- EXTENDED ON BOTH FLOORS
- OWN GARDEN SECTIONS
- RENT INCREASES PERMISSABLE
- OSP FOR 3-4 CARS
- CHAIN FREE

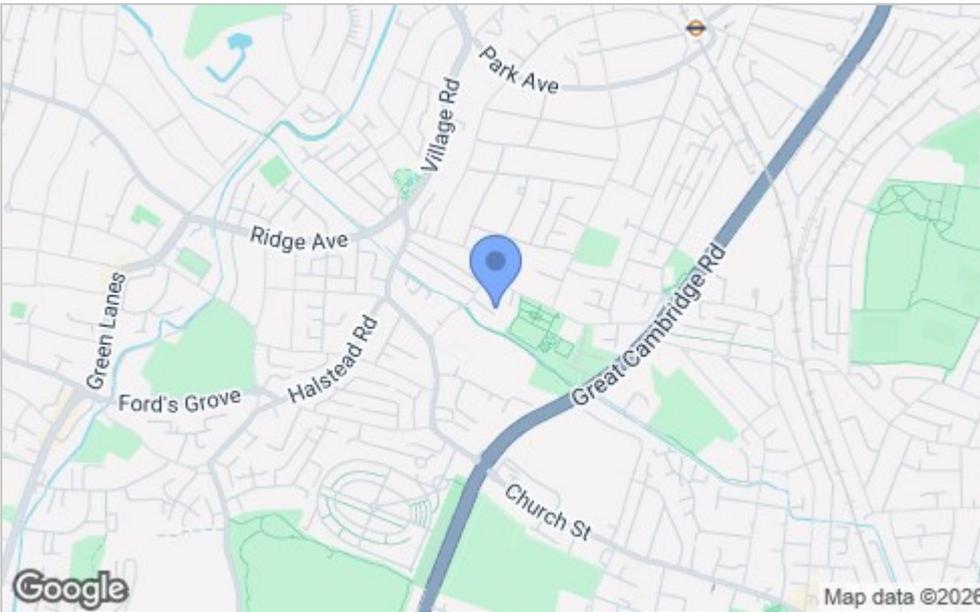




Floor Plan



Area Map



Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

