



GARETH LONDON N9 9YY

A spacious and well proportioned two bedroom, two bathroom third floor apartment offering approximately 685 sq. ft. (63.7 sq. m.) of accommodation.

£290,000 Leasehold | 2 bedroom flat for sale



STELFORT



The property offers a practical and generous layout, featuring a particularly impressive open plan kitchen/living area measuring approximately 21'5" x 12'7", providing ample space for both comfortable seating and dining.

There are two good sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A further family bathroom serves the second bedroom and the rest of the apartment.

The entrance hall provides access to all principal rooms and also benefits from useful built-in storage cupboards.

The property is conveniently positioned in Edmonton, N9, within easy reach of local shops, amenities and transport connections, making it suitable for both owner-occupiers and buy-to-let investors.

Further Details:

Lease 104 Years Remaining
Service Charge - £1,970.68 Per Annum
Sinking Fund - £572.88 Per Annum
Ground Rent - £200 Per Annum

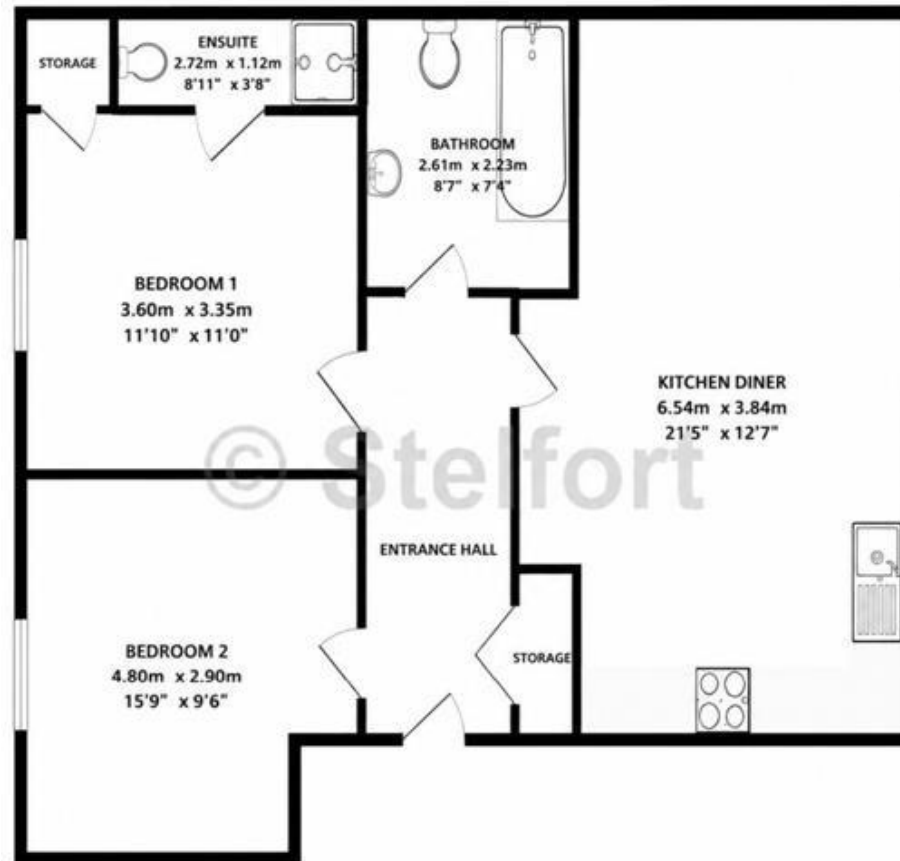
Tenure: Leasehold (104 years)
Ground Rent: £200 per year

- Spacious open-plan kitchen/reception room
- Two double bedrooms & Two bathrooms
- Allocated Parking Space
- Walking Short Distance To Edmonton Green Station
- Approximately 685 sq. ft. (63.7 sq. m.)
- Chain Free Sale





TOP FLOOR
63.7 sq.m. (685 sq.ft.) approx.



TOTAL FLOOR AREA : 63.7 sq.m. (685 sq.ft.) approx.

This floor plan is for guidance only.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)	79	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		

Viewing by appointment only

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.