Gareth Drive, N9 9GB
London

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Gareth Drive, N9 9GB

- Kings Are Pleased To Present This
- Two Double Bedroom Ground Floor Flat
- Allocated Parking
- Spacious 15ft Living/Dining Room
- Ensuite To Master Bedroom
- Separate Family Bathroom
- Separate Refitted Kitchen
- Chain Free & 104 Year Lease
- Council Tax Band C
- Walking Distance To Edmonton Green Station & Shopping Centre

£290,000

KINGS are pleased to present this TWO DOUBLE BEDROOM GROUND FLOOR FLAT, set within the sought after and modern development of Gareth Drive with ALLOCATED PARKING. Offered in excellent condition, this CHAIN FREE well maintained property is ready to move straight into and boasts a warm and modern style throughout.

A spacious 15FT OPEN LIVING ROOM/DINING ROOM area complete with a REFITTED KITCHEN provides a bright and functionable space for both relaxing and entertaining. With an ENSUITE SHOWER ROOM to the principal bedroom, in addition to the main FAMILY BATHROOM, it is particularly well suited to sharers and small families. Additional benefits include double glazing, gas central heating, and built-in storage cupboards.

Ideally positioned WITHIN WALKING DISTANCE of Edmonton Green train station, providing regular services into LONDON LIVERPOOL STREET IN UNDER 30 MINUTES, the property also offers excellent access to the A10 and A406. Edmonton Green Shopping Centre is conveniently close by, while a variety of local shops, cafes, and restaurants are just moments away.

Offering a superb combination of location and condition, we believe this will appeal to first time buyers, downsizers, and investors alike, offering modern living with excellent connections in a vibrant and evolving area.

Council Tax Band C
EPC Rating B
Lease - 104 Years Remaining (125 years from 1 September 2005)
Service Charge - £1,970.68 Per Annum
Reserve Fund - £572.88 Per Annum
Ground Rent - £200 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Vey Low

ENTRANCE HALL

LIVING/DINING ROOM 15'4 x 11 (4.67m x 3.35m)

KITCHEN 5'7 x 11'11 (1.70m x 3.63m)

BEDROOM ONE 14'7 x 8'4 (4.45m x 2.54m)

EN-SUITE 2'8 x 8'4 (0.81m x 2.54m)

BEDROOM TWO 10'10 x 9'3 (3.30m x 2.82m)

BATHROOM 7'3 x 8'4 (2.21m x 2.54m)

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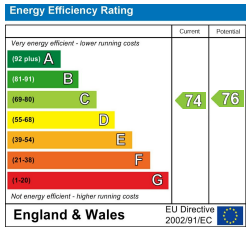
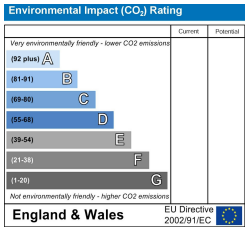
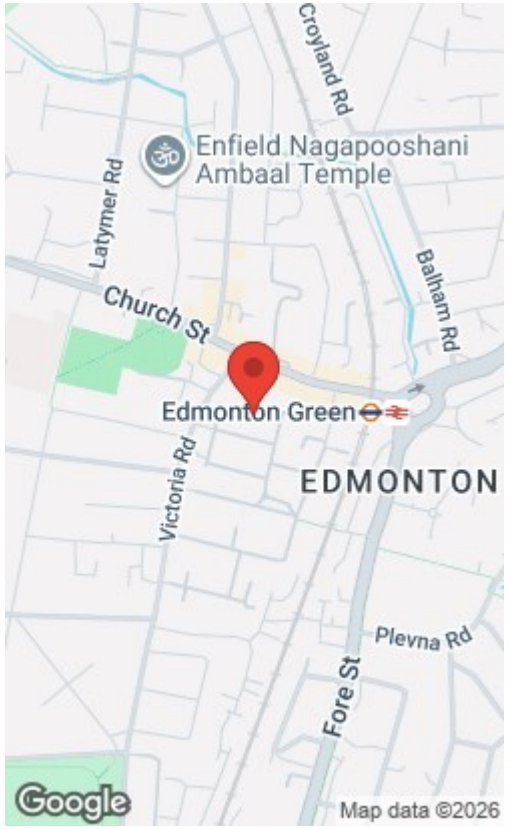
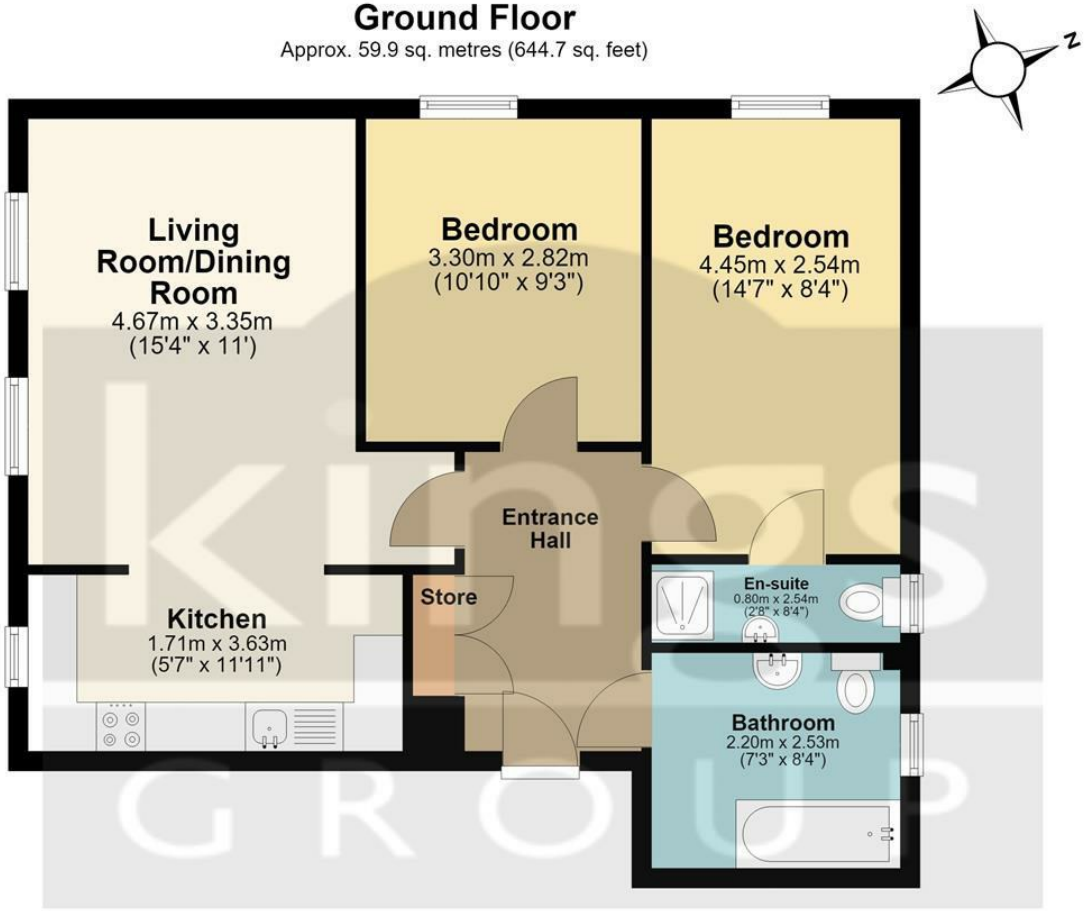






Ground Floor

Approx. 59.9 sq. metres (644.7 sq. feet)



Total area: approx. 59.9 sq. metres (644.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Gareth Drive

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.

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