



Granary Close, London

£190,000 Leasehold

Superbly Located One-Bedroom Flat | Sitting Tenant in Situ | Ideal Investment Opportunity | Close to Edmonton Green Station

Description

IC Property is delighted to offer to the market this SUPERBLY LOCATED ONE-BEDROOM FIRST-FLOOR FLAT, situated in the heart of Edmonton, N9.

The property comprises a SPACIOUS RECEPTION ROOM, a well-appointed fitted kitchen, a bathroom suite and a comfortable double bedroom. The flat also benefits from ELECTRIC HEATING AND DOUBLE-GLAZED WINDOWS throughout.

Ideally positioned for access to local amenities, shops, restaurants and everyday conveniences, the property is also just 0.3 MILES FROM EDMONTON GREEN OVERGROUND AND TRAIN STATION, providing excellent transport connections into surrounding areas and central London.

The property is being SOLD WITH A SITTING TENANT IN SITU, making it an attractive proposition for investors looking to acquire a property with an existing tenancy and rental income.

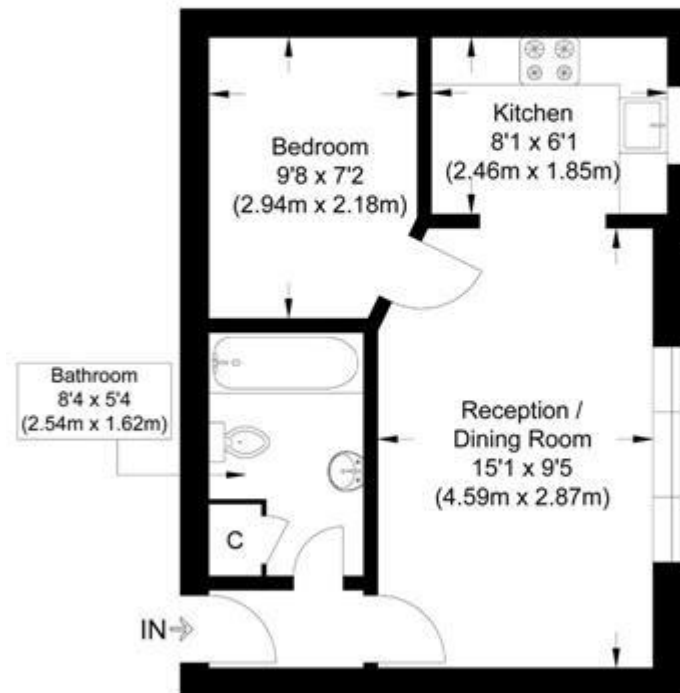
INVESTORS ARE ADVISED TO TAKE NOTE OF THIS EXCELLENT OPPORTUNITY, combining a well-connected location with an established tenancy.

VIEWINGS ARE HIGHLY RECOMMENDED.



Council Tax Band: B (Enfield Council)
Tenure: Leasehold (88 years)
Ground Rent: £120 per year
Service Charge: £1,500 per year

Tenure
Leasehold



First Floor Flat

Granary Close

Approximate Gross Internal Floor Area : 30.90 sq m / 332.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) 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	
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.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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