



kings
GROUP



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Snells Park, London, N18 2SY
£219,995

- Kings Are Delighted To Bring This
- Situated On The Second Floor
- Modern Kitchen & Shower Room
- Gas Central Heating
- Close To All Amenities

- One Bedroom Flat
- Borders Of Tottenham N17
- Balcony
- Double Glazing
- Chain Free

****CLICK FOR VIDEO TOUR**** KINGS are delighted to bring you this **SPACIOUS** One Bedroom Flat located on the **BORDERS OF TOTTENHAM N17**, available on the market with **NO ONWARD CHAIN**. This well presented property situated on the second floor is in **EXCELLENT CONDITION** THROUGHOUT in our opinion. Features include a large bedroom with double doors to a **BALCONY**, a modern kitchen and shower room, double glazing, gas central heating and storage cupboards.

The immediate area known as Angel Edmonton is renowned for its sheer variety of shops, coffee shops and restaurants within walking distance. Nothing is too far away with Silver Street Station, A406 Access, North Middlesex Hospital and local schools all within easy reach. The property is situated between **TWO OF THE BIGGEST REDEVELOPMENT PROJECTS** in North London, being the ongoing improvements around White Hart Lane and the exciting Meridian Water project set to bring new homes, business, leisure and Cross Rail transport links.

ENTRANCE HALLWAY

6'0 x 9'1 x 3'7 x 3'7 (1.83m x 2.77m x 1.09m x 1.09m)

Two built in storage cupboard, textured ceiling, single radiator, power points, laminate wood style flooring

LOUNGE

16'5 x 10'3 (5.00m x 3.12m)

Double glazed window to front aspect, textured ceiling, double radiator, telephone point, TV point, power points, laminate wood style flooring.

KITCHEN

10'8 x 5'3 (3.25m x 1.60m)

Double glazed window to front aspect, textured ceiling, range of base and eye level units with roll top work surfaces, space for fridge freezer, plumbing for dishwasher, freestanding electric cooker, tiled walls, stainless steel sink and drainer unit, power points, tiled flooring.

BEDROOM

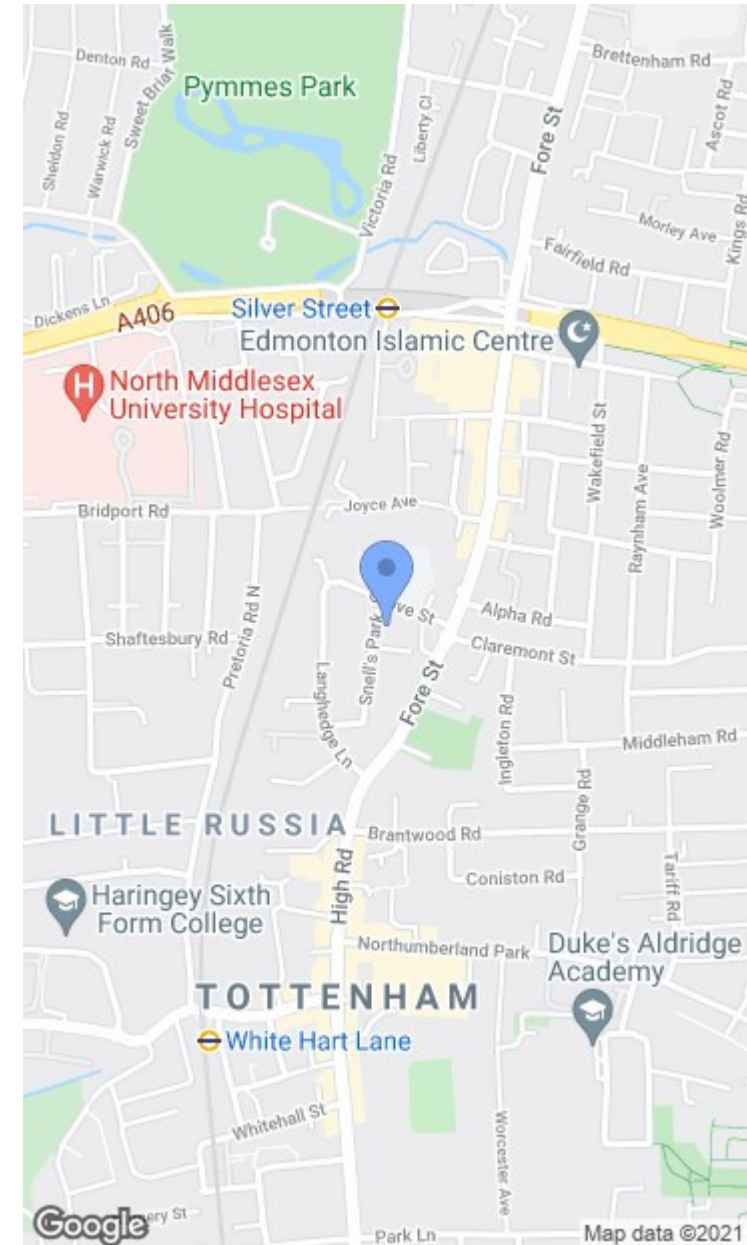
13'8 x 9'7 (4.17m x 2.92m)

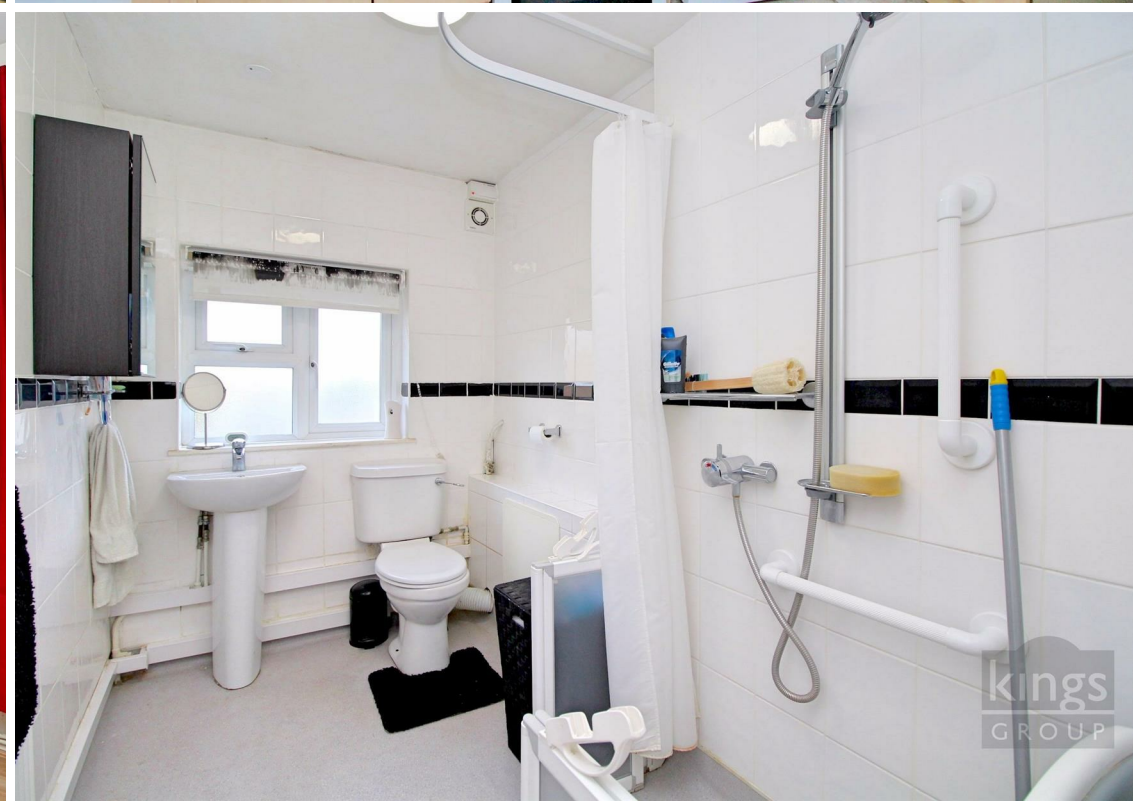
Double glazed window to rear aspect, double glazed patio doors to rear aspect leading to balcony, double radiator, power points, laminate wood style flooring.

SHOWER ROOM

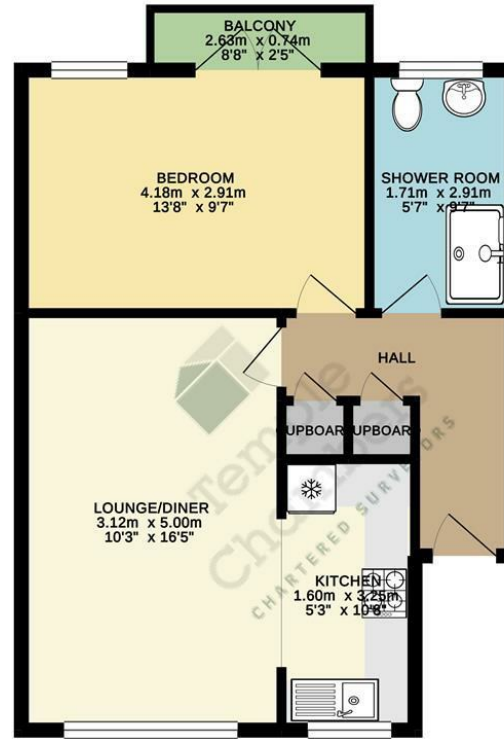
9'7 x 5'7 (2.92m x 1.70m)

Double glazed opaque window to rear aspect, mains powered shower, pedestal wash hand basin with mixer tap, low level WC, tiled walls, single radiator, extractor fan, non-slip flooring.





GROUND FLOOR 44.1 sq. m.
(475 sq. ft.)



Snells Park, Edmonton, N18

TOTAL FLOOR AREA: 44.1 sq. m. (475 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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