



www.kings-group.net

6 Church Street
Edmonton N9 9DX
Tel: 02083500100

Methven Court, Edmonton, N9 0TP
£300,000

- Kings Are Pleased To Present This
- Larger Than Average & Over 950 Sq Ft Of Space
- Spacious 20ft Living Space
- Lift Operated & Video Entry System
- Situated On The Seventh Floor

KINGS are pleased to present this LARGER THAN AVERAGE Two Double Bedroom Apartment boasting a generous floor area of OVER 950 SQ FT. The LIFT OPERATED property is situated on the seventh floor of this multi use newer build development combining residential, leisure and shopping facilities known as The Broadway. Edmonton Green train station is within WALKING DISTANCE being under 0.1 MILES AWAY making this ideal for commuters to the city.

The feature that stands out is the 20FT X 12FT MASTER BEDROOM which comes complete with built in wardrobes and an EN SUITE shower room. Further features include a 20FT LIVING SPACE leading onto a MODERN OPEN PLAN KITCHEN, the main modern family bathroom, a second double bedroom with built in wardrobes, double glazing throughout, electric heating, storage cupboards in the hall and a video entry system.

The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities and leisure centre, whilst still retaining its famous indoor market.

Contact our office for any enquiries in relation to EWS (External Wall Fire Safety Assessment)

COMMUNAL FRONT DOOR TO

COMMUNAL HALLWAY

With stairs and lift to seventh floor.

OWN FRONT DOOR TO

- Two Double Bedroom Apartment
- 20ft Master Bedroom With En-Suite & Built In Wardrobes
- Modern Kitchen & Family Bathroom
- Double Glazing Throughout
- Under 0.1 Miles From Edmonton Green Train Station

ENTRANCE HALLWAY

13'10 x 4'0 (4.22m x 1.22m)

With coved ceiling, two storage cupboards, laminate wood style flooring, doors to:-

BATHROOM

6'0 x 7'0 (1.83m x 2.13m)

With part tiled walls, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level W.C, lino flooring.

LOUNGE

12'0 x 20'0 (3.66m x 6.10m)

With double glazed window to rear, coved ceiling, TV point, phone point, power points, laminate wood style flooring.

KITCHEN

9'0 x 10'0 (2.74m x 3.05m)

With tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, integrated electric hob/ oven, chimney style hood extractor, space for fridge freezer, plumbed for washing machine, power points, lino flooring.

BEDROOM ONE

20'0 x 11'0 (6.10m x 3.35m)

With double glazed window to rear, coved ceiling, electric heater, built-in wardrobe, power points, laminate wood style flooring.

EN-SUITE

5'0 x 7'0 (1.52m x 2.13m)

With part tiled walls, shower cubicle

BEDROOM TWO

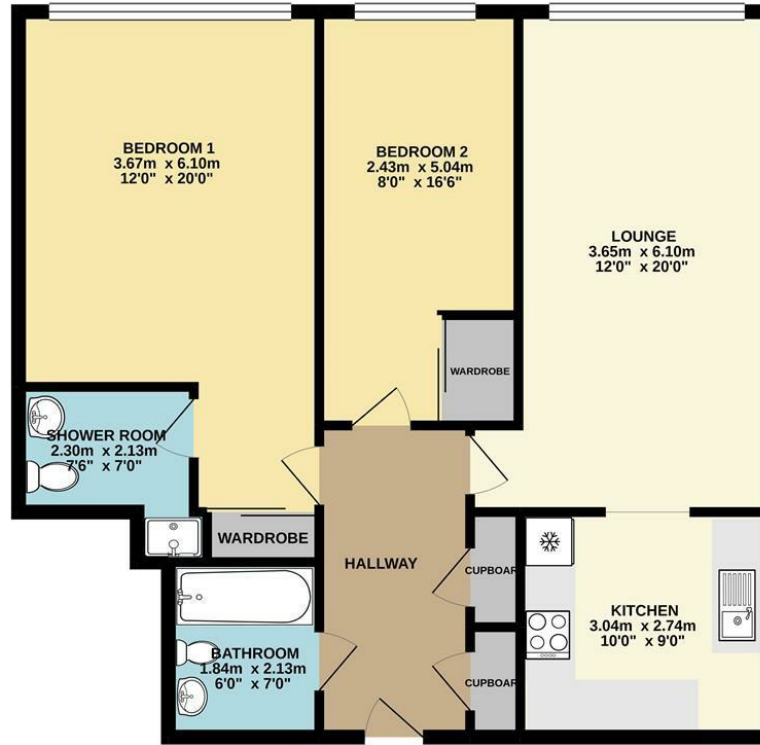
8'00 x 16'10 (2.44m x 5.13m)

With double glazed window to rear, coved ceiling, electric heater, built-in wardrobe, power points, laminate wood style flooring.





SEVENTH FLOOR
90.0 sq.m. (969 sq.ft.) approx.



METHVEN COURT, 1 THE BROADWAY, N9

TOTAL FLOOR AREA: 90.0 sq.m. (969 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2021

