



kings
GROUP



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6 Church Street
Edmonton N9 9DX
Tel: 02083500100

Dickens Lane, London, N18 1PH
£219,995

- Kings Are Pleased To Present This
- Situated On The First Floor
- Outside Balcony
- Store/Study Room
- Walking Distance To Silver Street Station & Hospital

- One Bedroom Flat
- Own Dedicated Entrance
- Spacious 16ft Bedroom
- Gas Central Heating & Double Glazing
- Chain Free

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this **SPACIOUS** One Bedroom Flat situated on the first floor with its **OWN DEDICATED ENTRANCE**. This **CHAIN FREE** property features a bright and spacious dual aspect lounge/diner leading onto a balcony providing **OUTDOOR SPACE**, a good sized separate kitchen, a large 16ft bedroom and an additional **STORAGE/STUDY ROOM**. Further benefits include double glazing, gas central heating and **RESIDENTS PARKING**.

The property offers easy access to the A10 and A406 North Circular Roads along with Silver Street train station keeping you connected to the city. There are a collection of schools and a variety of shops within walking distance, whilst close by there are the benefits of Pymmes Park and North Middlesex hospital. The property would make an ideal investment or first time buy with all the amenities on offer.

COMMUNAL FRONT DOOR TO:

COMMUNAL ENTRANCE HALLWAY

STAIRS TO FIRST FLOOR LANDING

OWN FRONT DOOR TO:

ENTRANCE

5'2 x 4'9 (1.57m x 1.45m)

With textured ceiling, power points, carpeted flooring.

LOUNGE

16'9 x 10'5 (5.11m x 3.18m)

With double glazed window to front and rear, double

glazed door leading to balcony, textured ceiling, double radiator, electric fireplace, TV point, phone point, power points, carpeted flooring.

BALCONY

9'3 x 4'3 (2.82m x 1.30m)

With paving.

KITCHEN

10'9 x 7'8 (3.28m x 2.34m)

With two double glazed window to rear and side, textured ceiling, double radiator, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit with tiled splash backs, space for fridge freezer, plumbed for washing machine, power points, lino flooring.

BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

With textured ceiling, single radiator, panel enclosed bath with mixer tap and shower attached, wall mounted wash hand basin with mixer tap, low level W.C, lino flooring.

HALLWAY

6'0 x 2'11 (1.83m x 0.89m)

With two storage cupboards, textured ceiling, single radiator, carpeted flooring

BEDROOM

16'6 x 8'5 (5.03m x 2.57m)

With two double glazed to rear, double radiator, phone point, power points, carpeted flooring.

STUDY

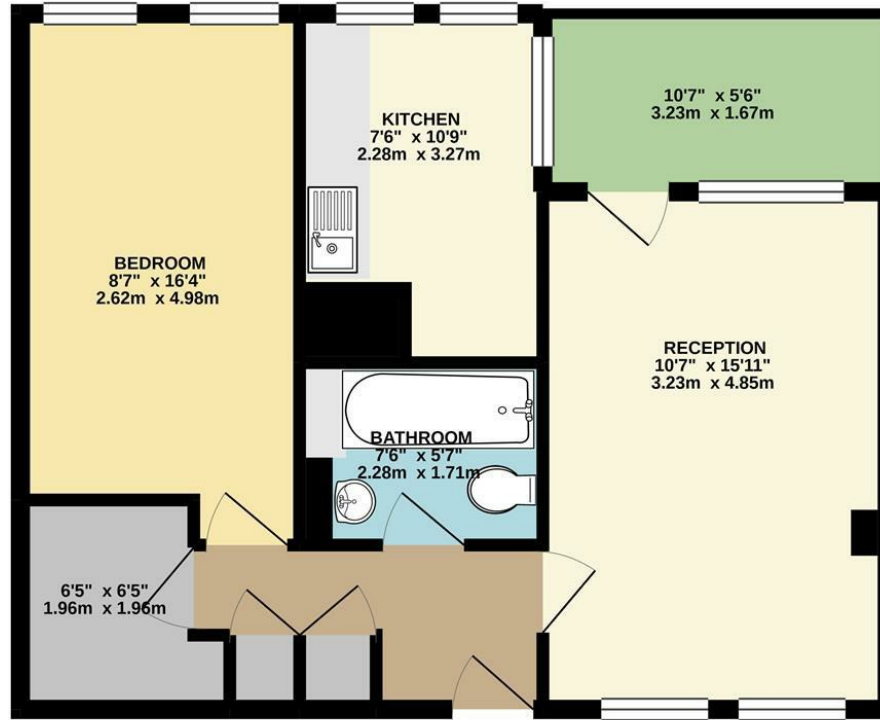
6'7 x 6'8 (2.01m x 2.03m)

With textured ceiling, power points, tiled flooring.





GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) 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.
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Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

