



 **2**
Bedrooms

 **1**
Bathroom



**2 BEDROOM SPLIT LEVEL MAISONETTE | Chain Free | NEW LEASE | 840
Sq.Ft. of Spacious Living | PRIVATE OUTDOOR TERRACE | Excellent
Transport Links...**

Gracechurch Property Services are delighted to market for sale this spacious TWO BEDROOM, Split-Level, Maisonette in a prime location of Upper Edmonton N18, close to amenities and transport links.

The property occupies both the first and second floors and benefits from a private entry directly to the apartment, along with a large outdoor east-facing terrace area for entertaining, bbq's and the warm summer evenings.

Empire Parade provides excellent transport options, with the A10 Great Cambridge Road and the A406 North Circular both a short distance of the property. Silver Street and White Hart Lane Stations are within easy reach, along with good bus connections on your doorstep, making it simple to travel to Turnpike Lane and Wood Green Tube Stations and links throughout Central London and the surrounding districts.

Added benefits include a NEWLY EXTENDED LEASE provided by the Seller upon completion, double glazing and gas central heating throughout, and is offered with no onward chain.

This maisonette would make a wonderful first home, whilst also suiting a growing family with close by schools, or as an investment purchase.

Other Information...

Parking Arrangements: Street Parking (no permit)

Vendors position: Chain Free

Council Tax Band: C (£1,637 p/yr)

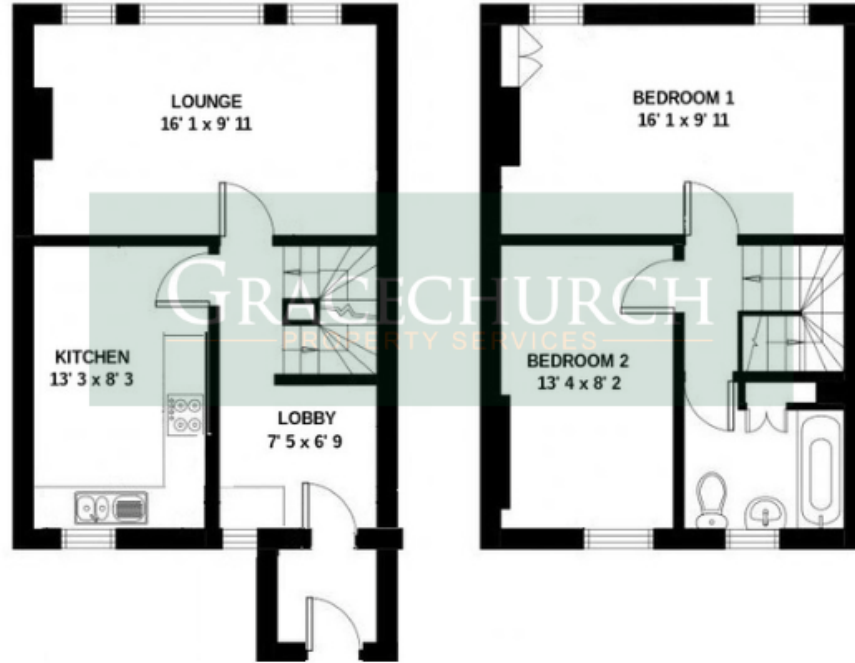
Tenure: Leasehold (New Lease of 999 years on Completion)

Location of Boiler: Kitchen

Potential Rental Value: £1400 PCM

Service Charge: £0

Ground Rent: £100



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

