

NOVUS Residential

SALES
LETTINGS
MANAGEMENT

KENWOOD HOUSE, CYPRUS AVENUE, N9



A two bedroom apartment located upon the first floor of this well maintained purpose built block, closely located for the many amenities of Edmonton Green. The property has been maintained to a good standard throughout and extends to approximately 600 sq ft. The accommodation comprises large reception room, with fully applaned (semi open-plan) kitchen, master bedroom to front aspect, further bedroom with views over communal gardens, fully tiled family bathroom suite and numerous in-built storage solutions. Benefits include communal gardens and secure off street parking. The property is presently Let and would be of interest to buy to let investors.

Cyprus Road is very well located being within walking distance of the shops and amenities of Edmonton Green. Edmonton Green and Silver Street Overground stations are all within walking distance of the property and the A10 (Great Cambridge Road), is very closely located providing road access to The City, West End and beyond.

£257,500 (Subject To Contract)

Leasehold

0208 350 8936

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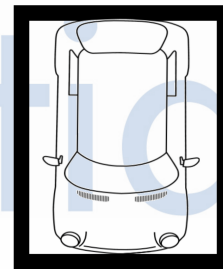
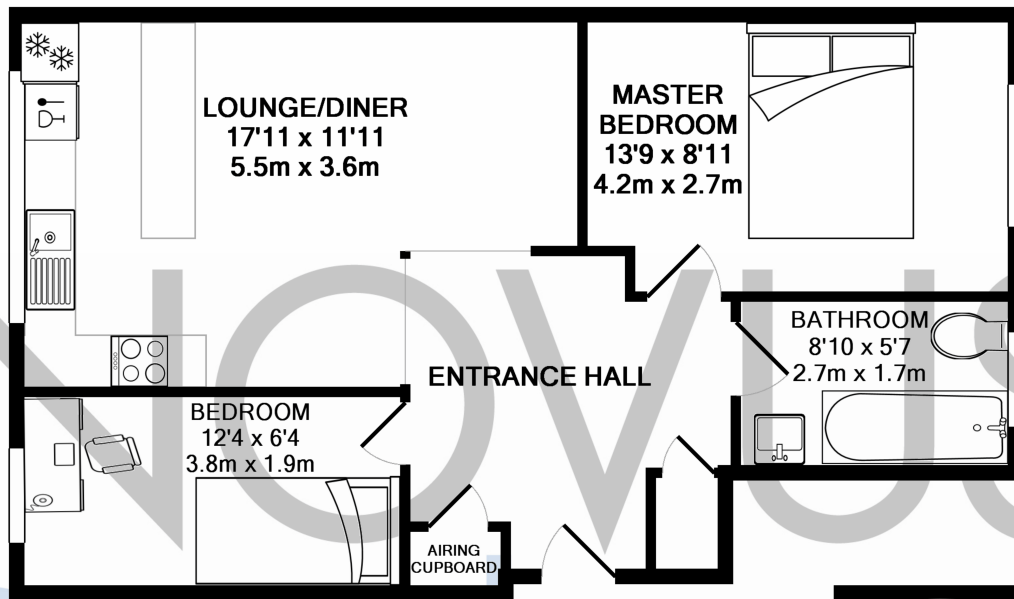
PRS Property
Redress
Scheme





Council Tax -	B	£1,432 (Enfield)
Tenure:	Leasehold	90 years unexpired (approx.)
Ground Rent:	£10	Per Annum
Service Charge:	£900	Per Annum (approx.)

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.
- Should you have a query or complaint about our service, please contact us at move@novusresidential.co.uk.



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

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