



**£200,000**

**TENURE : LEASEHOLD**

**Empire Parade, Edmonton N18**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**On Bedroom**

**First Time Buyer Stamp Duty Relief**

**Top Floor FLat**

**Modern Kitchen**

**Over 120 Year Lease**

**Early Viewing Recommended**

**Gracechurch Property Services**  
13 Empire Parade, Edmonton, London, N18 1AA  
[info@gracechurch-property.co.uk](mailto:info@gracechurch-property.co.uk) | 02034180580  
Website: <http://gracechurch-property.co.uk>



Gracechurch Property Services are delighted to market for sale this spacious ONE BEDROOM, top-floor flat, in a prime location of Upper Edmonton, close to amenities and transport links.

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 long lease in excess of 120 Years, cloak room area upon entering the property, and a modern kitchen.

This apartment would make a wonderful first home, whilst also suiting an investment buyer.

#### Other Information...

Parking Arrangements: Street Parking (no permit)

Vendors position: Actively Looking

Council Tax Band: B (£1,432 p/yr)

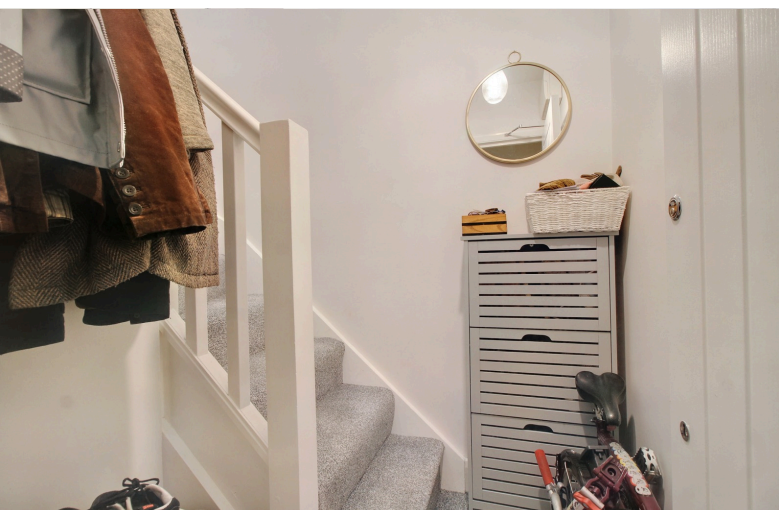
Tenure: Leasehold (123 Years)

Potential Rental Value: £1100 PCM

Service Charge: £0

Ground Rent: £250 PA (including Building Insurance)





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## Energy Efficiency Rating

Very energy efficient - lower running costs

