



www.kings-group.net

6 Church Street
Edmonton N9 9DX
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Hudson Way, London, N9 0XG
Guide Price £250,000

- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Residents Parking
- Double Glazing Throughout
- Built-In Storage Cupboards

- Two Bedroom Flat
- Modern Development Built Circa 2000
- 17ft Lounge/Diner
- Separate Kitchen & Good Sized Bathroom
- Chain Free

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this Two Bedroom Flat situated on the **GROUND FLOOR** and available on **CHAIN FREE** basis. The block is part of a mixed development of both flats and houses built circa 2000 and is surrounded by communal gardens. Features include a 17ft lounge with plenty of light, a good size kitchen and bathroom and fitted storage in the bedrooms. This well presented property benefits from double glazing, **PARKING** and a 104 year lease.

The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. In our opinion this is ideal for a first time buyer wanting a property with potential that they can make their own or as an investment than can be refurbished and let out.

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALLWAY TO

OWN FRONT DOOR TO

ENTRANCE HALLWAY

18'10 x 3'6 (5.74m x 1.07m)

With storage heater, entry phone system, storage cupboard housing water cylinder, power points, laminated wood style flooring, doors to:

LOUNGE / DINER

17'11 x 8'10 (5.46m x 2.69m)

With double glazed windows to rear and side,

electric storage heater TV point, phone point, power points, laminated wood style flooring, door to:

KITCHEN

8'0 x 7'0 (2.44m x 2.13m)

With double glazed window to rear, tiled splash backs, range of wall and base units work tops over, stainless steel sink unit, integrated electric oven/ hob, space for fridge/ freezer, plumbed for washing machine, extractor, power points, vinyl flooring.

BEDROOM ONE

13'8 x 8'0 (4.17m x 2.44m)

With double glazed window to rear, electric heater, built-in wardrobes, power points, laminated wood style flooring.

BEDROOM TWO

10'5 x 5'8 (3.18m x 1.73m)

With double glazed window to rear, electric heater, built-in wardrobes, power points, laminated wood style flooring.

BATHROOM/WC

6'11 x 5'6 (2.11m x 1.68m)

With part tiled walls, panel enclosed bath with mixer tap and shower, pedestal wash hand basin, low level WC, wall heater, extractor fan, tiled flooring.

EXTERIOR: COMMUNAL GROUNDS, GARDENS AND PARKING





GROUND FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA: 52.0 sq.m. (560 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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