



www.kings-group.net

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Edmonton N9 9DX
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Barbot Close, London, N9 9XQ
£179,000

- Kings Are Delighted To Offer This
- Situated On The Ground Floor
- Modern Kitchen
- Built In Wardrobes
- Ideal Investment

****CLICK FOR VIDEO TOUR**** KINGS are delighted to offer you this CHAIN FREE Studio Apartment with a SEPARATE SLEEPING AREA in a central N9 location. The property is situated on the GROUND FLOOR of this purpose built development with communal grounds and benefits from RESIDENTS PARKING. Features include a separate MODERN KITCHEN, a good size living space and built in wardrobes to the bedroom area.

Edmonton Green Train Station and Shopping Centre are WITHIN WALKING DISTANCE keeping commuters well connected to the city, there are also an array of local shops and restaurants close by for convenience. The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

COMMUNAL FRONT DOOR TO:

COMMUNAL ENTRANCE HALLWAY TO:

OWN FRONT DOOR TO:

ENTRANCE HALLWAY

3'11 x 3'9 (1.19m x 1.14m)

With textured ceiling, storage cupboard, power points, laminated wood floor.

LOUNGE

11'11 x 10'5 (3.63m x 3.18m)

With single glazed window to front, textured ceiling, single radiator, TV point, telephone point, power points, laminated wood style floor.

- Studio Flat With Separate Sleeping Area
- Purpose Built Development
- Residents Parking
- Walking Distance To Edmonton Green Train Station
- Chain Free

KITCHEN

6'9 x 6'9 (2.06m x 2.06m)

With single glazed window to front, textured ceiling, range of base and wall roll top work over, stainless steel sink unit, integrated gas hob/ electric oven, space for fridge/freezer, plumbed for washing machine, extractor hood, power points, tiled floor

BEDROOM

9'2 x 8'9 (2.79m x 2.67m)

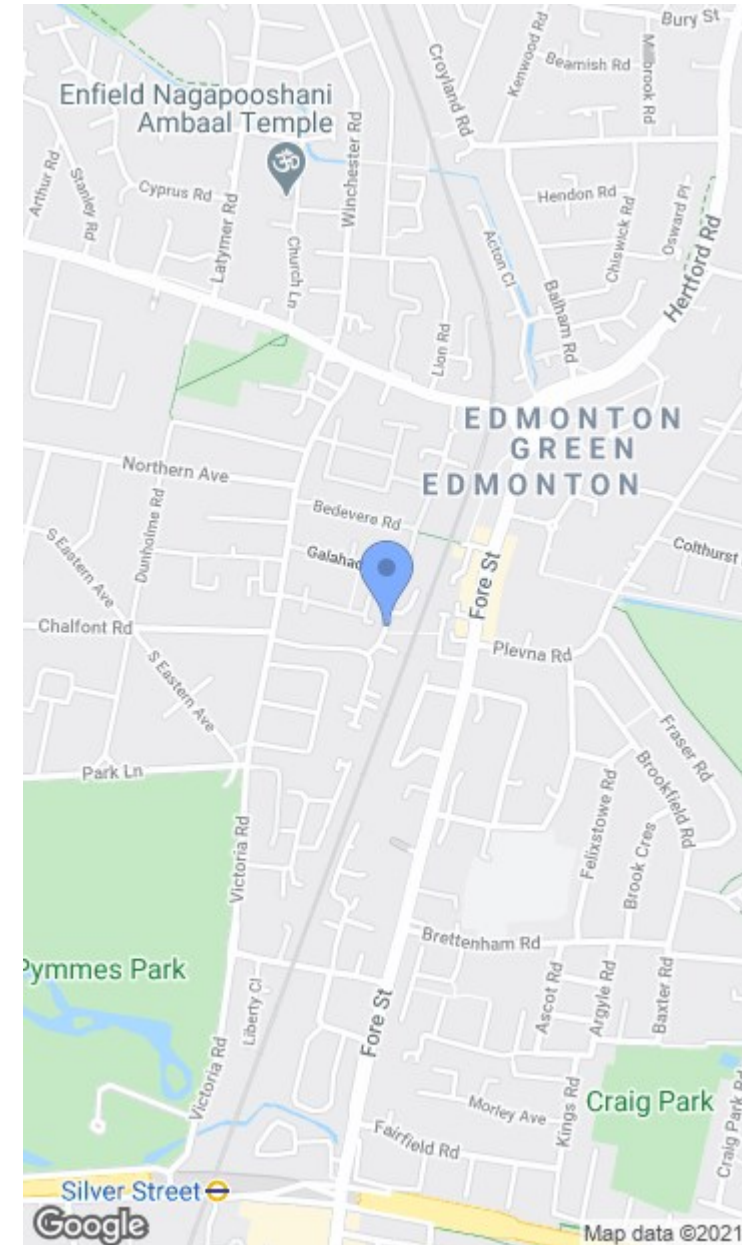
With textured ceiling, fitted wardrobes, power points, laminated wood style floor.

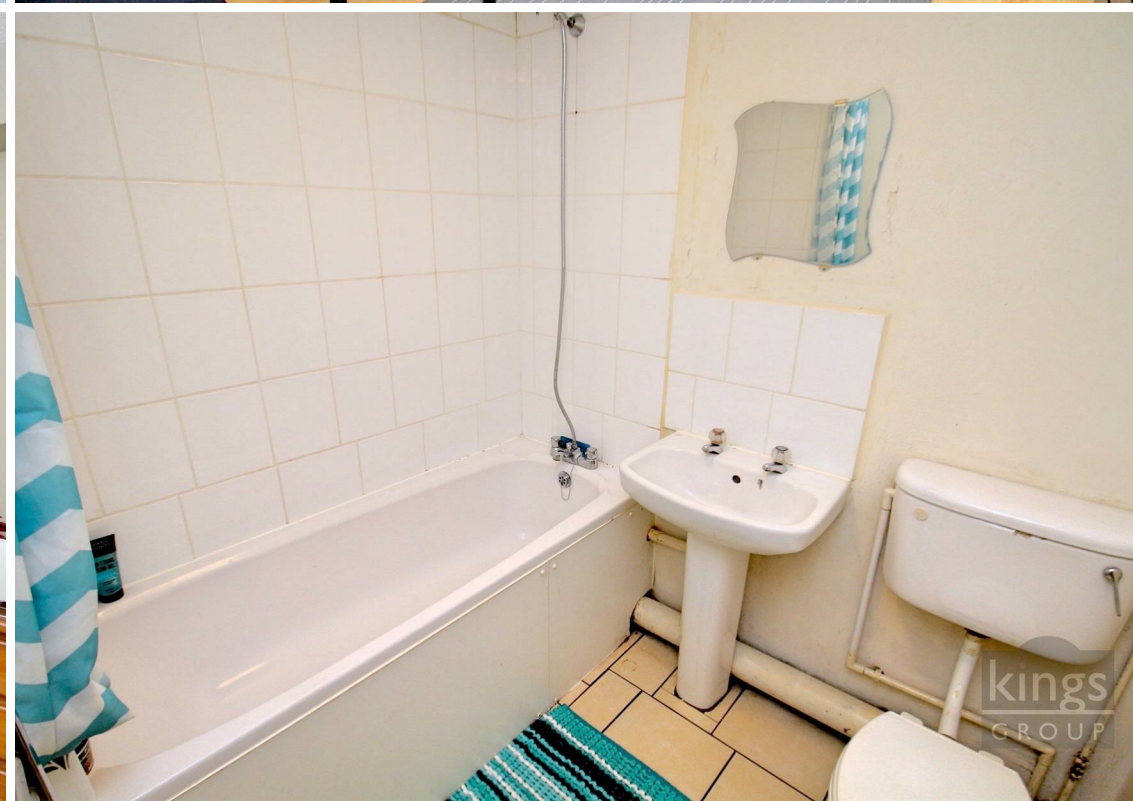
BATHROOM/WC

6'7 x 5'7 (2.01m x 1.70m)

With textured ceiling, part tiled walls, heated towel rail, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level W.C, tiled floor.

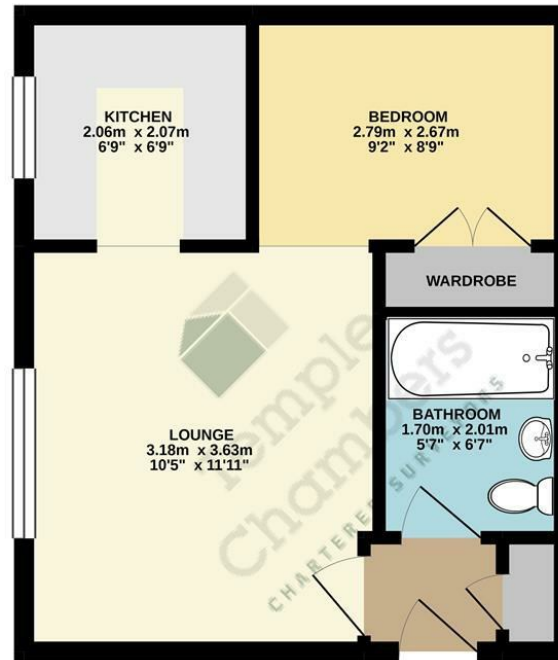
EXTERIOR: COMMUNAL GROUNDS, GARDENS AND PARKING





GROUND FLOOR

29.0 sq.m. (312 sq.ft.) approx.



BARBOT CLOSE, EDMONTON, N9

TOTAL FLOOR AREA : 29.0 sq.m. (312 sq.ft.) 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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