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Edmonton N9 9DX
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Hennessy Road, London, N9 0XA
Offers In Excess Of £250,000

- Kings Are Delighted To Offer This
- Modern Purpose Built Development
- Excellent Condition In Our Opinion
- Refitted Modern Bathroom & Separate Kitchen
- Loft Access

****CLICK FOR VIDEO TOUR**** KINGS are delighted to offer this **TWO DOUBLE BEDROOM FLAT** situated on the second floor of a modern development built circa 2000 in **EXCELLENT CONDITION** we feel. The well presented property benefits from **DOUBLE GLAZED WINDOWS**, residents parking, a 104 year lease and **LOFT ACCESS** providing plenty of storage. Features include a 17ft dual aspect lounge/diner, a good sized separate kitchen, a **REFITTED MODERN BATHROOM**.

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 they can **MOVE STRIAGHT IN**, or as an investment that can be readily let out.

ENTRANCE HALL

22'01 x 3'06 (6.73m x 1.07m)

LOUNGE/DINER

17'11 x 9'11 (5.46m x 3.02m)

KITCHEN

8'0 x 6'11 (2.44m x 2.11m)

BATHROOM

6'11 x 6'5 (2.11m x 1.96m)

BEDROOM ONE

14'0 x 8'04 (4.27m x 2.54m)

BEDROOM TWO

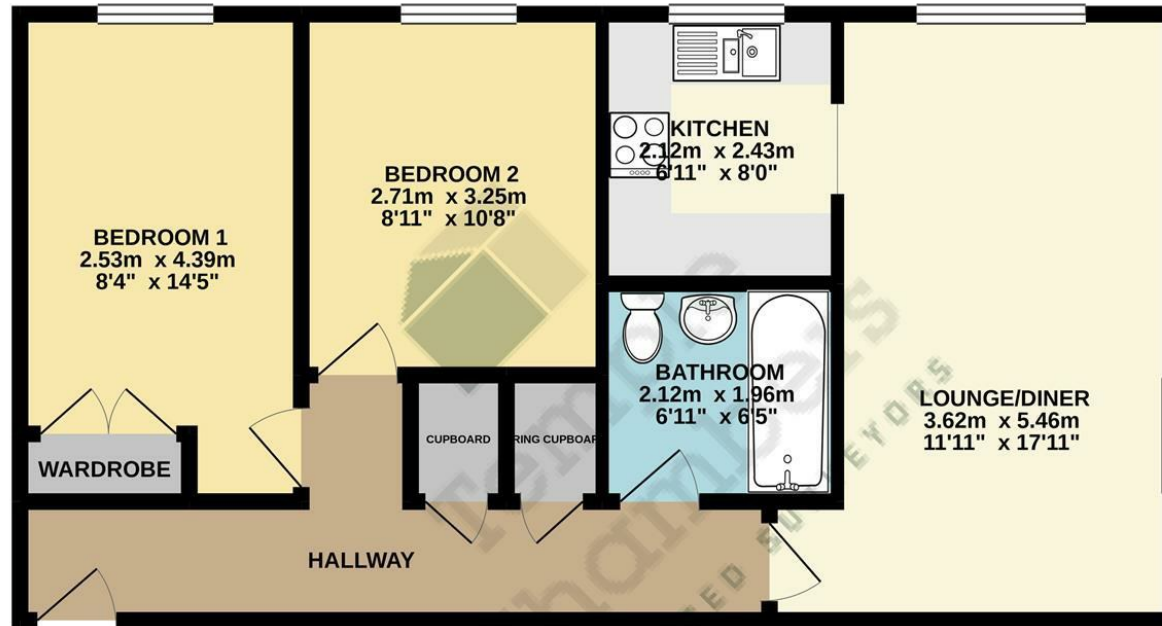
10'6 x 8'11 (3.20m x 2.72m)

- Two Double Bedroom Flat
- Situated On The Second Floor
- 17ft Dual Aspect Lounge/Diner
- Double Glazed Windows
- Residents Parking





SECOND FLOOR
56.6 sq.m. (609 sq.ft.) approx.



HENNESSY ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 56.6 sq.m. (609 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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