



www.kings-group.net

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St. Mary's Road, London, N9 8NR
Offers In Excess Of £249,995

- Kings Are Delighted To Offer This
- Situated On The Ground Floor
- Separate Fitted Kitchen
- Gas Central Heating & Double Glazing
- Walking Distance To Shops & Transport Links

****CLICK FOR VIDEO TOUR**** KINGS are delighted to offer this bright and spacious **TWO DOUBLE BEDROOM FLAT** situated on the **GROUND FLOOR**, available on a **CHAIN FREE** basis. The property benefits from an **18FT LOUNGE/DINER**, a good sized kitchen and family bathroom and plenty of built in storage throughout. Further features include double glazed windows, gas central heating, an **OUTSIDE BRICK STORAGE SHED**, and well kept communal gardens to the rear.

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. **Edmonton Green's** shopping centre and train station are also close by. In our opinion this is ideal for a first time buyer wanting to get on the property ladder or as an investment as there is already a tenancy in place.

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALLWAY TO

OWN FRONT DOOR TO

ENTRANCE HALLWAY

14'11" x 4'11"(max) (4.57m x 1.52m(max))

With double radiator, built-in cupboard, power points, laminated wood style flooring.

BATHROOM

6'11" x 6'11" (2.13m x 2.13m)

With UPVC double glazed opaque window to rear, tiled walls, double radiator, panel enclosed bath with shower attached, pedestal wash hand basin, low level WC, tiled flooring.

- Two Double Bedroom Flat
- 18ft Lounge/Diner
- Built In Storage Throughout
- Outside Brick Storage Shed
- Chain Free

KITCHEN

7'10" x 8'11" (2.41m x 2.74m)

With UPVC double glazed window to rear, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, gas hob/electric oven, integrated extractor, space for fridge/freezer, plumbed for washing machine, power points, laminated tiled flooring.

LOUNGE/DINER

18'0" x 11'10" (5.49m x 3.63m)

With two UPVC double glazed window to front, double radiators, fireplace, built-in cupboard, power points, laminated wood style flooring.

BEDROOM ONE

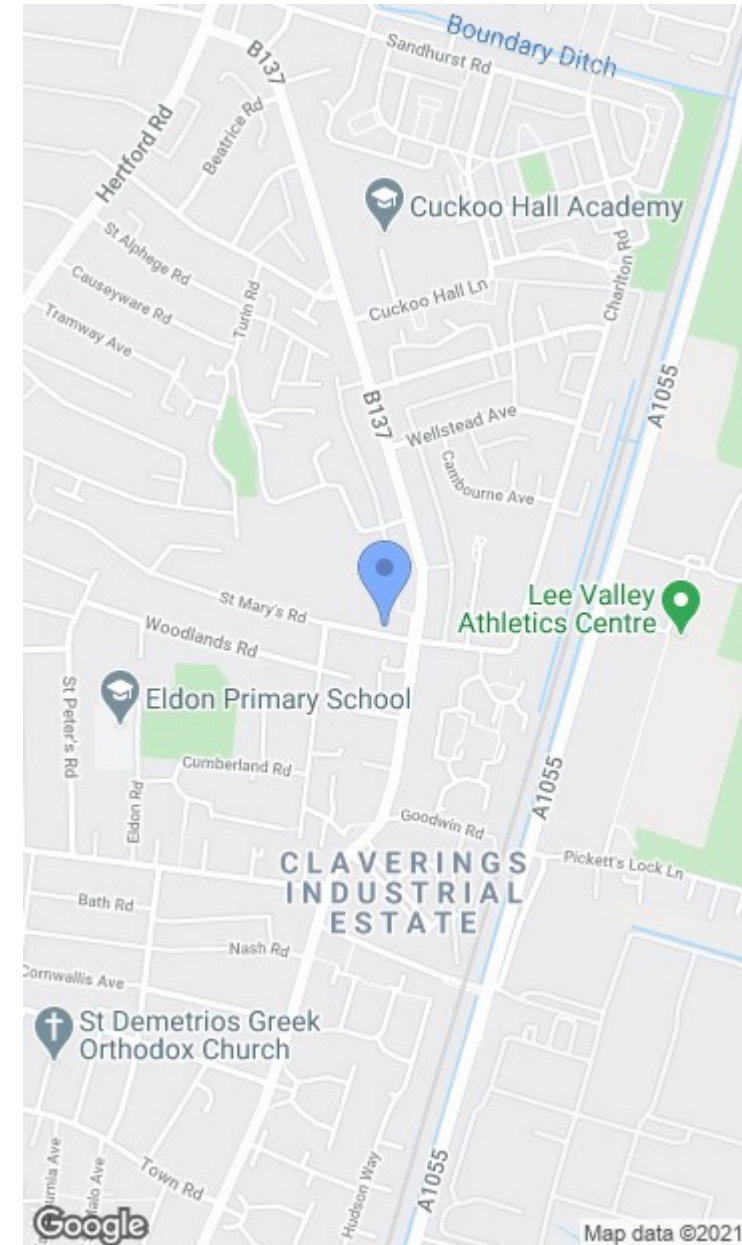
12'0" x 11'10" (3.66m x 3.63m)

With two UPVC double glazed window to front, double radiator, built-in wardrobes, power points, laminated wood style flooring.

BEDROOM TWO

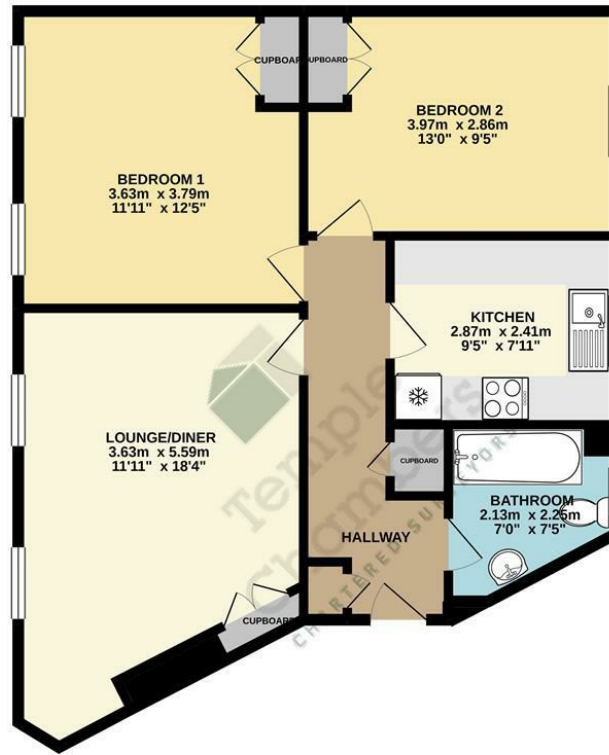
12'11" x 8'11" (3.96m x 2.74m)

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





GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



ST MARY'S ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 62.0 sq.m. (667 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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