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Geary Court, London, N9 0TQ
Offers In Excess Of £270,000

- Kings Have The Pleasure Of Presenting This
- Modern Purpose Built Development
- Situated On The Fourth Floor
- Excellent Condition Throughout
- Walking Distance To Bus & Rail Links

****CLICK FOR VIDEO TOUR**** KINGS have the pleasure of presenting this MODERN Two Bedroom Flat available CHAIN FREE, within TOUCHING DISTANCE OF EDMONTON GREEN TRAIN STATION and shopping centre. The property is situated on the fourth floor of this multi use newer build development combining residential, leisure and shopping facilities known as The Concourse.

This LIFT OPERATED flat is in excellent condition and features two large DOUBLE BEDROOMS, a good sized bathroom, a spacious lounge/diner leading to a separate fitted kitchen. Further benefits include double glazing throughout and economy electric heating.

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.

Contact our office for any enquiries in relation to EWS (External Wall Fire Safety Assessment)

ENTRANCE HALLWAY

14'7 x 7'1 (4.45m x 2.16m)

With coved ceiling, storage heater, two storage cupboards, entry phone system, power points, laminated wood style flooring

LOUNGE

15'11 x 8'10 (4.85m x 2.69m)

With double glazed window to rear, coved ceiling, storage heater, TV point, phone points, power points, laminated wood style flooring.

- Two Double Bedroom Flat
- Lift Operated
- Double Glazing & Economy Electric Heating
- Conveniently Located At The Heart Of Edmonton Green
- Chain Free

KITCHEN

9'1 x 7'10 (2.77m x 2.39m)

With part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated electric hob/oven, hood extractor, space for fridge/freezer, plumbed for washing machine, power points, lino flooring.

BEDROOM TWO

15'11 x 6'9 (4.85m x 2.06m)

With double glazed window to rear, coved ceiling, electric heater, fitted wardrobes, power points, carpeted flooring.

BEDROOM ONE

16'5 x 9'9 (5.00m x 2.97m)

With double glazed window to rear, coved ceiling, electric heater, fitted wardrobes, power points, carpeted flooring.

BATHROOM

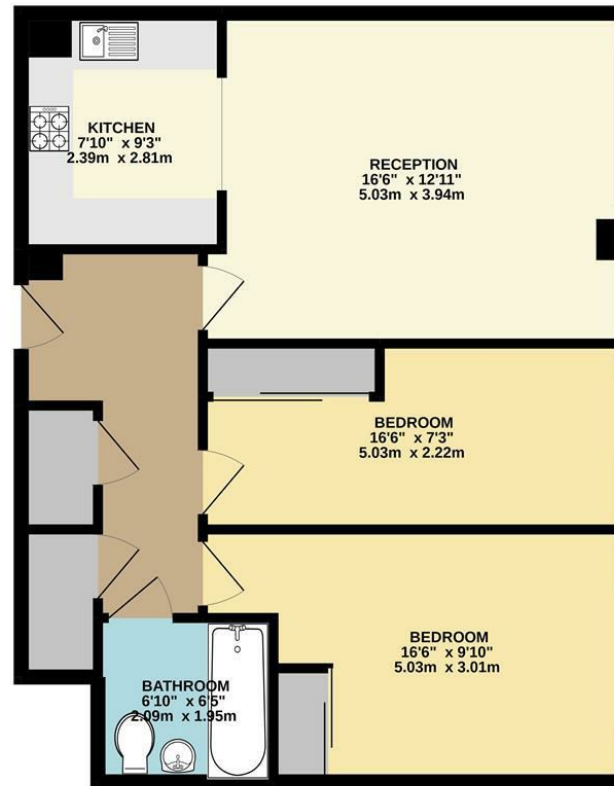
6'9 x 6'1 (2.06m x 1.85m)

With heated towel rail, part tiled walls, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level W.C, extractor fan, lino flooring.





GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) 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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