



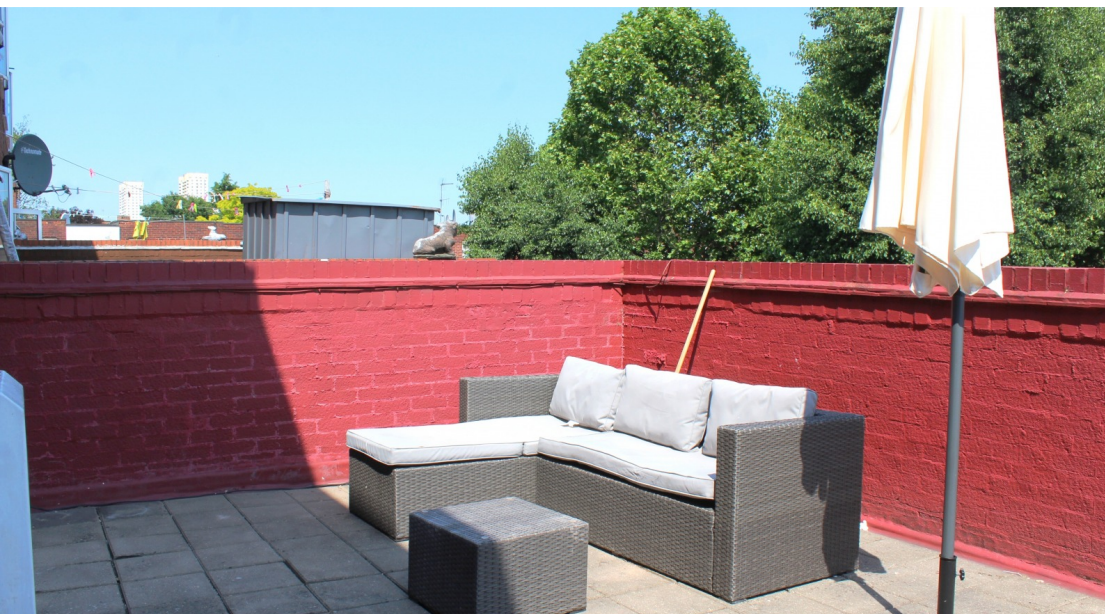
3

Bedrooms



1

Bathroom



Three Bedroom SPLIT-LEVEL MAISONETTE | Excellent Decorative Order | Communal Parking | SPACIOUS & PRIVATE TERRACE AREA...

Gracechurch Property Services are delighted to market this beautifully presented **three-bedroom maisonette** located in Folkstone Road, Edmonton N18. The property has been lovingly looked after by the current owners and is set on the second and third floors of the development, with a **private terrace**.

The property benefits from a **spacious L-shaped living/dining room** with access to the terrace via the patio doors. The **kitchen** is complete with modern units and overlooks the private terrace area.

Location

The property is less than 7 minutes walk to Silver Street overground station (0.4 miles) with regular trains going to Liverpool Street. Nearby Fore Street and the A406 North Circular offer excellent transport links with bus connections to Central London and North London areas.

Fore Street (3 minutes walk) features a local pharmacy, a supermarket, convenience stores and restaurants. Edmonton Green Shopping Centre (0.6 miles) with supermarkets, post-office, banks, a market as well as the gym, is within a 15 minutes walk or short bus journey.

Other Information

Parking Arrangements: Communal Resident Parking

Vendors position: Actively Looking

Council Tax Band: C

Tenure: Leasehold - 95 Years

Service Charge: £982 per Year (£81.83 PCM)

Ground Rent: £10 per Year

Potential Rental Value: £1450 - £1500 PCM



2nd Floor



3rd Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

