



1

Bedroom



1

Bathroom

PRIVATE



One Bedroom Flat | Second Floor | ALLOCATED PARKING | Short Walk to Edmonton Green | EPC Rating: B | OVER 100 YEAR LEASE | Balcony | Popular Modern Development...

Gracechurch Property Services are delighted to market this beautifully presented ONE BEDROOM FLAT located in the desirable Gareth Drive development.

Situated on the second floor, the property is only a short walk to the Edmonton Green Railway Station and Shopping Centre.

Added benefits include OVER 100 YEAR LEASE, Gas Central Heating, ALLOCATED PARKING SPACE, EPC rating of B and Modern throughout.

With the dual aspect windows and balcony area providing an abundance of light throughout, this apartment would make a wonderful first home or act as a great investment purchase.

Other Information...

Parking Arrangements: Allocated Parking

Council Tax Band: C

Tenure: Leasehold 109 Years Remaining

EPC: B

Location of Boiler: Kitchen

Potential Rental Value: £1100 - £1150 PCM

Service Charge: £177.65 Per Month

Ground Rent: £175 Per Annum

Gareth Drive, N9
Total Area: 49.2 sq metres approx.

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PROPERTY SERVICES



Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.

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

