



1

Bedroom



1

Bathroom





**CHAIN FREE | One Bedroom Maisonette | Top Floor | OFF STREET  
PARKING | Long Lease | Close to Transport Links...**

Gracechurch Property Services are delighted to market this ONE BEDROOM, TOP FLOOR MAISONETTE located on a residential turning of Edmonton Green N9.

Chalfont Road is only a short walk to Silver Street and Edmonton Green Railway Stations, Edmonton Green Shopping Centre and local bus links.

Added benefits include a LONG YEAR LEASE, Gas Central Heating, OFF STREET PARKING and storage space in the loft.

This property provides spacious living with an internal area of 582 Sq.Ft. and would make a wonderful first home or a great investment purchase.

Other Information...

Parking Arrangements: Off Street Parking

Council Tax Band: C (£1,508 p/yr)

Tenure: Leasehold 119 Years Remaining

EPC: D

Location of Boiler: Kitchen

Potential Rental Value: £1100 - £1150 PCM

Service Charge & Ground Rent: £33 Per Month (includes Building Insurance)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

