



— Ground Floor



Sandhurst Road, Edmonton, London N9 8BA

ASKING PRICE
£290,000
Leasehold

- Two Bedroom Ground Floor Maisonette
- Fitted Kitchen
- Gas Central Heating
- Own Rear Garden
- Easy Access to Edmonton Green Transport Links
- Buy To Let Investment Only
- Fitted Bathroom
- UPVC Double Glazing
- Easy Access to A10, A406 & M25

	GROSS INTERNAL AREA (GIA) The footprint of the property 54.23 sqm / 583.73 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 50.88 sqm / 547.67 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.78 sqm / 8.40 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 54.68 sqm / 588.57 sqft
IPMS 3C RESIDENTIAL 51.90 sqm / 558.65 sqft

SPEC ID 60a26a2686c4db0e379b6b2e



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Main Entrance

UPVC double glazed front door and cupboard housing gas meter.

Hallway

UPVC double glazed front door, storage cupboard, carpet flooring, one radiator and doors to the reception, kitchen, master bedroom and second bedroom.

Reception 11' 6" x 13' 1" (3.51m x 3.99m)

Feature fire place, one radiator, carpet throughout, power points and doors to the kitchen, garden and hallway.

Kitchen 10' 9" x 12' 5" (3.28m x 3.78m)

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Freestanding gas hob and oven. Plumbing for washing machine, tiled splash backs, laminate flooring, UPVC double glazed window to side, one radiator, power points and doors to the reception and garden.

Master Bedroom 10' 10" x 13' 5" (3.30m x 4.09m)

UPVC double glazed bay window to front, one radiator, carpet throughout and power points.

Bedroom Two 7' 3" x 9' 0" (2.21m x 2.74m)

UPVC double glazed window to front, one radiator, carpet throughout and power points.

Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, bath plus shower attachment and mixer taps. Extractor fan, one radiator, 1/2 tiled walls and frosted UPVC double glazed window to side.

Garden Approx. 12' 4" x 35' 10" (3.76m x 10.92m)

Fully paved and flower beds & shrubs



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(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	