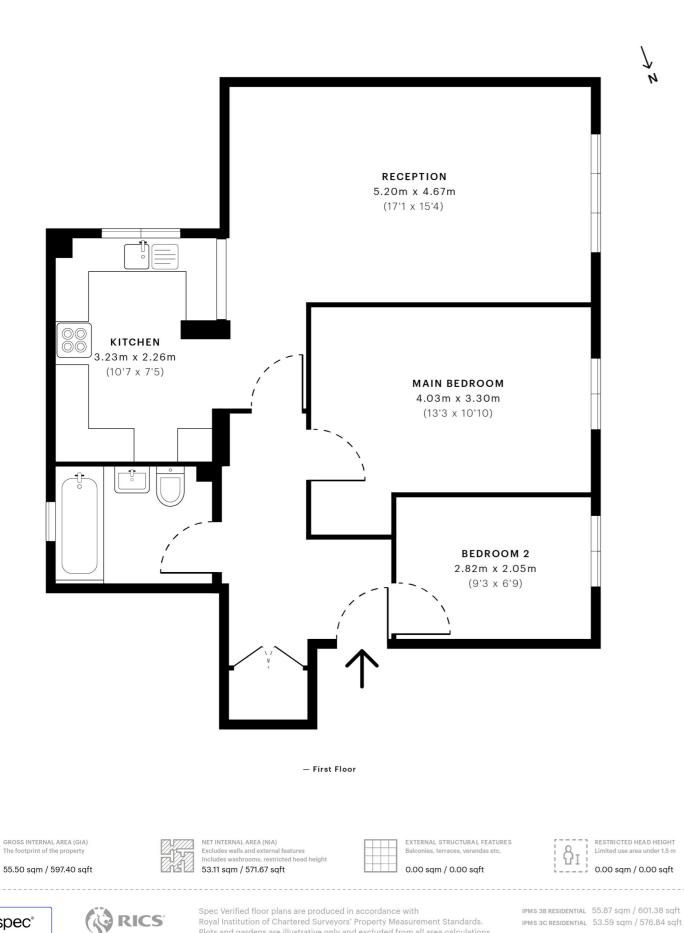


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Verified 📀

Pycroft Way, N9 CAPTURE DATE 24/08/2020 LASER SCAN POINTS 14,281,391

GROSS INTERNAL AREA 55.50 sqm / 597.40 sqft



Royal Institution of Chartered Surveyors' Property Measurement Standards.

All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

Due to rounding, numbers may not add up precisely.

Plots and gardens are illustrative only and excluded from all area calculations.



112 Pycroft Way, London N9 9XR

- Two Bedroom First Floor Flat
- Spacious Reception
- Bathroom

IPMS 3C RESIDENTIAL 53.59 sqm / 576.84 sqft

SPEC ID 5f312626197dd80dc1bb391f

• Easy Access to A10, A406, M25



www.adamkennedy.property

ASKING PRICE £250,000

- Residents Parking
- Kitchen
- UPVC Double Glazing
- Easy Access to Edmonton Green Transport Links



Main Entrance

Communal entrance, residents parking and door entry phone system.

Hallway

Front door access, laminate flooring, storage cupboard housing water cylinder and doors to the bedroom one, two and bathroom.

Reception 15' 4" x 17' 1" (4.67m x 5.21m)

UPVC Double glazing, window to front, storage heaters, laminate flooring, power points and opening to the kitchen and door to the hallway.

Kitchen 7' 5" x 10' 7" (2.26m x 3.23m)

Fitted wall and base units with work top surfaces, stainless steel sink, 1 bowl, drainer unit, mixer taps, electric oven and hob, plumbing for washing machine, lino flooring, UPVC double glazing, window to side, power points and opening to the reception.

Master Bedroom 10' 10" x 13' 3" (3.30m x 4.04m)

UPVC Double glazing, window to front, storage heater, carpet throughout and power points.

Bedroom Two 6' 9" x 9' 3" (2.06m x 2.82m)

UPVC Double glazing, window to front, carpet throughout and power points.

Bathroom

3 Piece, low flush W.C, pedestal wash hand basin, panel bath, mixer taps, extractor fan, lino flooring, frosted UPVC double glazing and window to rear.







