



112 Pycroft Way, London N9 9XR

ASKING PRICE  
£250,000

- Two Bedroom First Floor Flat
- Spacious Reception
- Bathroom
- Easy Access to A10, A406, M25
- Residents Parking
- Kitchen
- UPVC Double Glazing
- Easy Access to Edmonton Green Transport Links

	GROSS INTERNAL AREA (GIA) The footprint of the property 55.50 sqm / 597.40 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 53.11 sqm / 571.67 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 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 55.87 sqm / 601.38 sqft  
IPMS 3C RESIDENTIAL 53.59 sqm / 576.84 sqft

SPEC ID 5f312626197dd80dc1bb391f



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## 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.

