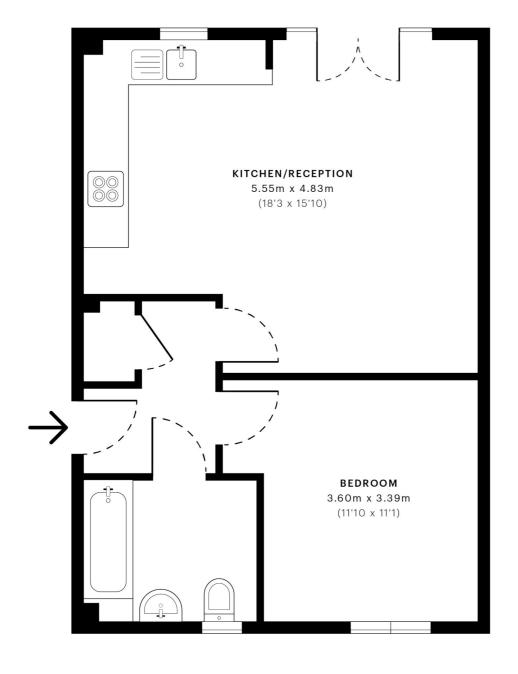
CAPTURE DATE 30/03/2022 LASER SCAN POINTS 41,850,369

**GROSS INTERNAL AREA** 

45.42 sqm / 488.90 sqft





- Ground Floor

















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 46.00 sqm / 495.14 sqft IPMS 3C RESIDENTIAL 44.63 sqm / 480.39 sqft

SPEC ID 623c8a7e8e88390dc5d75743









# Gareth Drive, Edmonton, London N9 9GB

**ASKING PRICE** £240,000 Leasehold

- · One Bedroom Ground Floor Flat
- Spacious Reception
- Bathroom
- Gas Central Heating
- Easy Access to Edmonton Green Transport Links
- Buy To Let Investment Only
- Kitchen
- Residents Parking Bays
- Easy Access to A10, A406, M25











www.adamkennedy.property

## **Main Entrance**

Part glazed front door, communal entrance, cupboard housing electric meter and door entry phone system.

## Hallway

Hardwood front door, carpet flooring, storage cupboard, one radiator and doors to the reception, bedroom and bathroom.

## Reception 15' 10" x 18' 3" (4.83m x 5.56m)

Spacious reception comprising of two radiators, carpet flooring, TV point, power points, door to the hallway and UPVC double glazed door to the garden.

## Kitchen

Fitted wall and base units with work top surfaces.
Stainless steel sink, one bowl, drainer unit and lever mixer taps. Built in gas hob, electric oven, electric extractor hood and plumbing for washing machine. Lino flooring, UPVC double glazed window to side, one radiator and power points.

## Bedroom 11' 1" x 11' 10" (3.38m x 3.61m)

UPVC double glazed window to side, one radiator, carpet flooring and power points,

## Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin and bath plus shower attachment.

Towel rail, tiled splash back, lino flooring and UPVC double glazed window to side.

