ADAM KENNEDY
SALES & LETTINGS

# Gareth Drive, N9

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

GROSS INTERNAL AREA
## 45.42 sqm / 488.90 sqft

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**KITCHEN/RECEPTION**
5.55m x 4.83m
(18'3 x 15'10)

**BEDROOM**
3.60m x 3.39m
(11'10 x 11'1)

— Ground Floor

**GROSS INTERNAL AREA (GIA)**
The footprint of the property

45.42 sqm / 488.90 sqft

**NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height

43.88 sqm / 472.32 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

# 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

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## 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.









**Energy Efficiency Rating**

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