



KINGSLY ESTATE AGENTS

1 Bedroom Flat for Rent - £1,450 per month

Fore Street, Edmonton, London, UK, N18 2FF



• ONE BEDROOM • BALCONY • LIFT

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

🌐 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

Available for occupation from the end of August.

Kingsly is delighted to present this one bedroom fourth floor apartment to the market located in Edmonton.

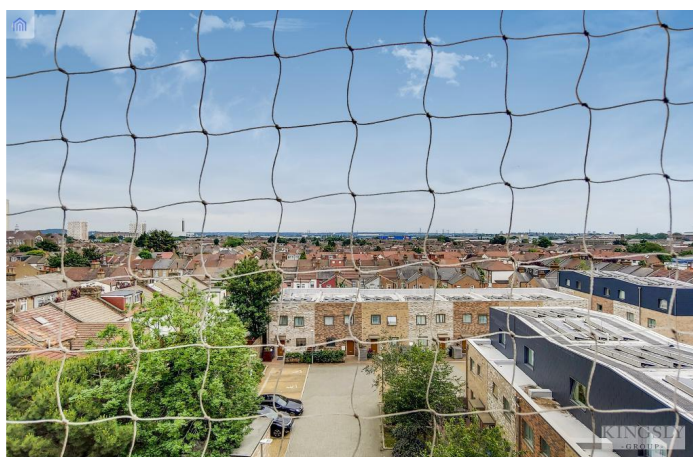
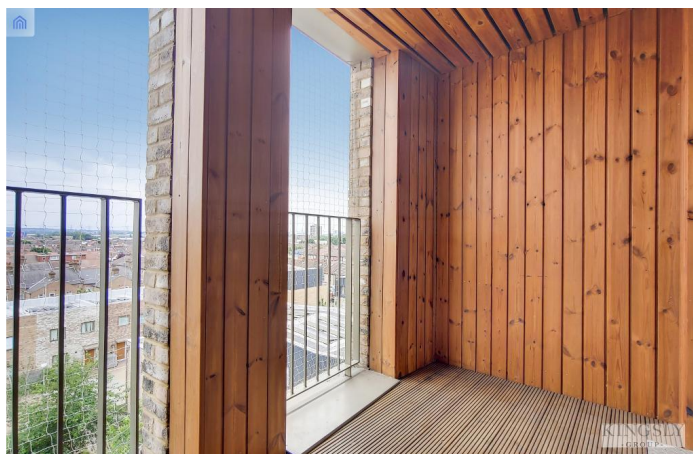
This bright and airy apartment comprises 1 spacious double bedroom with its own Juliette balcony, fully fitted kitchen/living area with integrated appliances, a modern fully fitted bathroom and a large private balcony with views over the city.

Location

Location proves to be nothing short of perfect, not only are you within a short walking distance of shops, restaurants and bars but you are also a mere 5 minute walk from Silver Street Station (London Overground) with routes direct to Liverpool Street.

Great bus links throughout

0.3 miles from A406



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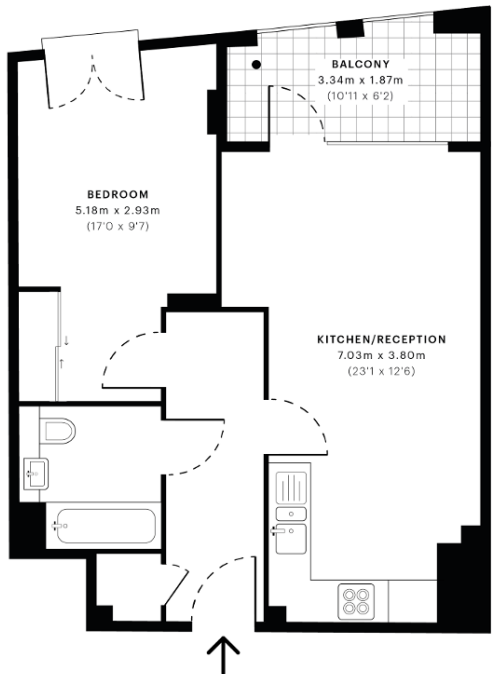
KINGSLY
- GROUP -

Prowse Court, N18

CAPTURE DATE 29/06/2021 LASER SCAN POINTS 2,038,950

GROSS INTERNAL AREA

50.37 sqm / 542.18 sqft



Fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
50.37 sqm / 542.18 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
47.71 sqm / 513.55 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.55 sqm / 59.74 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



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.

IPW1 1B RESIDENTIAL 54.98 sqm / 591.80 sqft
IPW1 1C RESIDENTIAL 53.50 sqm / 575.87 sqft
SPEC ID 60d321518bd1190e609a9d46

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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