



**KINGSLY ESTATE AGENTS**

## 2 Bedroom Flat for Sale - Offers in Excess of £230,000

All Saints, Edmonton, London, UK, N9 9AT



• TWO BEDROOM • FIRST FLOOR • EPC RATING D • LEASEHOLD • COUNCIL TAX BAND C

☎ 02088 844 844

✉ [info@kingsly.group](mailto:info@kingsly.group)

📍 315 Chase Road, Southgate, London N14 6JT

👉 [kingsly.group](http://kingsly.group)



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

## Description

Kingsly Group Estate Agents are delighted to offer to the market this two-bedroom flat in a purpose-built block. The property benefits from two spacious double bedrooms, a family bathroom, a large bright living room, and a fully fitted kitchen. This property is currently tenanted so is suitable for buy-to-let investors only.

## Location

The property is situated in an ideal location just a short walk from Edmonton Green Station (0.2 miles) Ideal for commuting into central London. The property is also a short walk from Edmonton Green Shopping Centre (0.4 miles) which offers a wide range of supermarkets, cafes, and retail stores.



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Approximate Gross Internal Area  
54.39 sq m / 585.44 sq ft

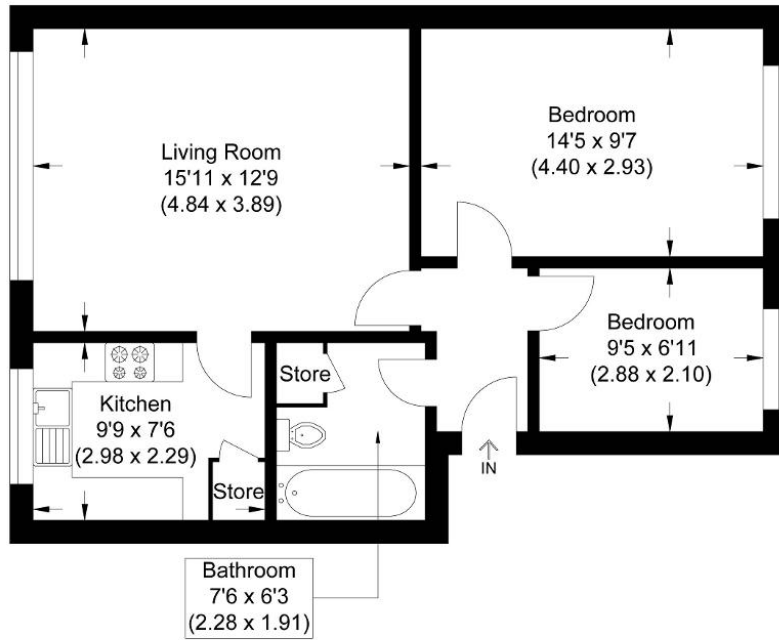


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

