



## Flat 2

Gareth Drive | | London | N9 9YY

Offers In Excess Of £250,000



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**\*INVESTORS ONLY\*** Strettons are pleased to present this Two Bedroom Flat situated within a modern development on Gareth Drive, N9 which currently receives a yearly rental income of £12,600. This ground floor flat offers excellent investment potential. The property is conveniently located close to local amenities, shops, and transport links, making it an attractive option for tenants and investors alike.

The accommodation comprises a spacious open plan reception room and kitchen, providing a comfortable living and dining area with ample natural light. The kitchen is fitted with a range of units and integrated appliances, offering practicality and functionality.

There are two well-proportioned bedrooms, including a main bedroom with an ensuite shower room, and a separate modern bathroom. The layout provides a great balance of private and shared space, ideal for small families or professional tenants.

- Two Bedroom Flat
- Situated On The Ground Floor
- Open Plan Kitchen and Living Room
- En-Suite To Master Bedroom
- Sought After Location
- Walking Distance To Edmonton Green Station
- Easy Access To A10 & A406
- 104 Year Lease Remaining

**Entrance Hallway**

**En-Suite**

**Reception Room / Kitchen**

**Bedroom Two**

20'7 x 13'2 (6.27m x 4.01m)

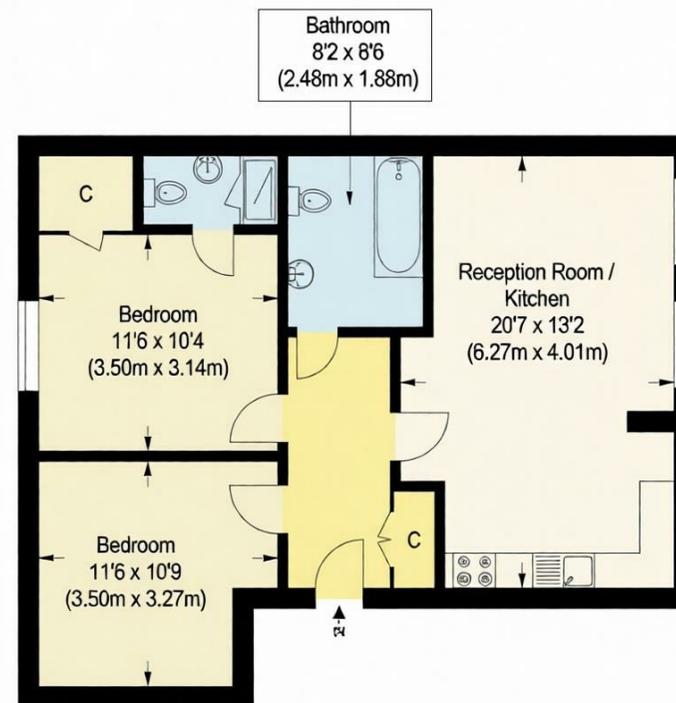
11'6 x 10'9 (3.51m x 3.28m)

**Bedroom One**

**Bathroom**

11'6 x 10'4 (3.50m x 3.14m)

8'2 x 8'6 (2.48m x 1.88m)



**Ground Floor  
Gareth Drive**

Approximate Gross Internal Floor Area : 82.40 sq m / 671.66 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band C  
EPC Rating C**

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