



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



3

Bedrooms



1

Bathroom

Asking Price £450,000
Grosvenor Road, Edmonton N9



3 Double Bedroom Victorian Terraced House For Sale with 2 Reception Rooms, Fitted Kitchen & Long Garden. Easy access to Edmonton Green Train Station & Shopping Centre. OFFERED CHAIN FREE.

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ENTRANCE HALL: *15' 00" x 3' 02" (4.57m x 0.97m)*

Double glazed front door, carpet, dado rail, porch area,

FRONT RECEPTION ROOM: *11' 00" x 14' 04" (3.35m x 4.37m)*

Bay double glazed window to front aspect, radiator, carpet, dado rail.

MIDDLE RECEPTION ROOM: *11' 04" x 12' 01" (3.45m x 3.68m)*

Under stairs storage cupboard, carpet, picture rail.

DINING AREA: *9' 08" x 8' 09" (2.95m x 2.67m)*

Wall and base units, carpets

KITCHEN: *15' 07" x 4' 08" (4.75m x 1.42m)*

Double glazed door to garden, sky light, wall and floor standing kitchen units, plumber washing machine, stainless steel sink draier with mixer tap, gas hob, electric oven, part tiled walls.

BATHROOM: *8' 10" x 6' 01" (2.69m x 1.85m)*

Double glazed window to rear aspect, panel bath with mixer tap, low level flush water closet, wash hand basin, heated towel rail, tiled walls, tiled flooring.

LANDING: *12' 09" x 5' 00" (3.89m x 1.52m)*

Split level, storage cupboard, carpet, loft access, picture rail,

REAR BEDROOM: *15' 06" x 9' 00" (4.72m x 2.74m)*

Double glazed window to side and rear aspect, radiator, carpet.

MIDDLE BEDROOM: *11' 06" x 9' 05" (3.51m x 2.87m)*

There is a double-glazed window to the rear aspect, a radiator, coving to the ceiling, and carpet.

FRONT BEDROOM: *11' 06" x 14' 06" (3.51m x 4.42m)*

Double glazed window to front aspect x 2, radiator, carpet, picture rail.

GARDEN: *101' 03" x 15' 04" (30.86m x 4.67m)*

Mainly laid to lawn, fruit trees, garden shed.



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Grosvenor Road, Edmonton N9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Edmonton, London N9

