



Gordon Road, N9 0LU  
London





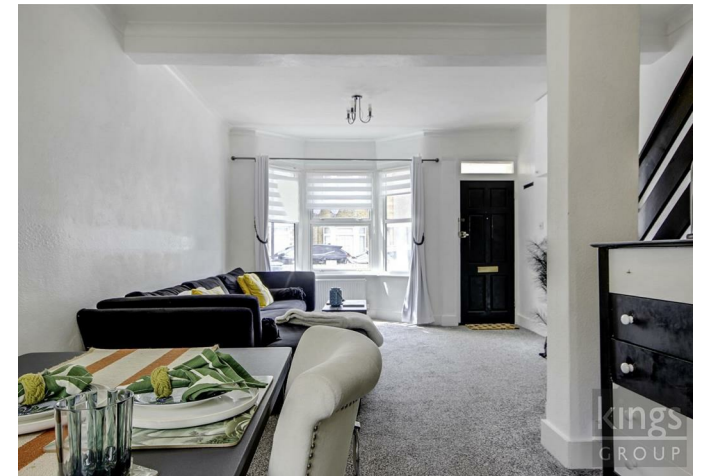
## Gordon Road, N9 0LU

Kings are pleased to present this immaculate Two Bedroom Terraced House situated within WALKING DISTANCE of Edmonton Green shopping centre and train station, available on a CHAIN FREE basis. This double bay fronted Victorian period property comprises a 23FT OPEN PLAN THROUGH LOUNGE, a good sized dual aspect kitchen, a FIRST FLOOR FOUR PIECE BATHROOM, a downstairs WC along with a 45ft rear garden. Further features include double glazing and gas central heating.

Due to the CENTRAL LOCATION and versatile layout, we feel that this makes an IDEAL INVESTMENT or family home with the POTENTIAL to make it your own. The promising Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band C

£400,000



- Kings Are Pleased To Present This
- Bay Fronted Victorian Build
- First Floor Four Piece Bathroom & Downstairs WC
- Double Glazing & Gas Central Heating
- Walking Distance To Edmonton Green Station

- Two Bedroom Terraced House
- 23ft Open Plan Through Lounge
- 45ft Rear Garden
- Immaculately Well Kept
- Chain Free

#### ENTRANCE

THROUGH LOUNGE 23'5 x 13'1 (7.14m x 3.99m)

KITCHEN 9'9 x 7'11 (2.97m x 2.41m)

BEDROOM ONE 13'2 x 7'9 (4.01m x 2.36m)

BEDROOM TWO 13'2 x 7'9 (4.01m x 2.36m)

BATHROOM 9'6 x 7'9 (2.90m x 2.36m)

WC 5'1 x 2'8 (1.55m x 0.81m)

GARDEN 45 (13.72m)







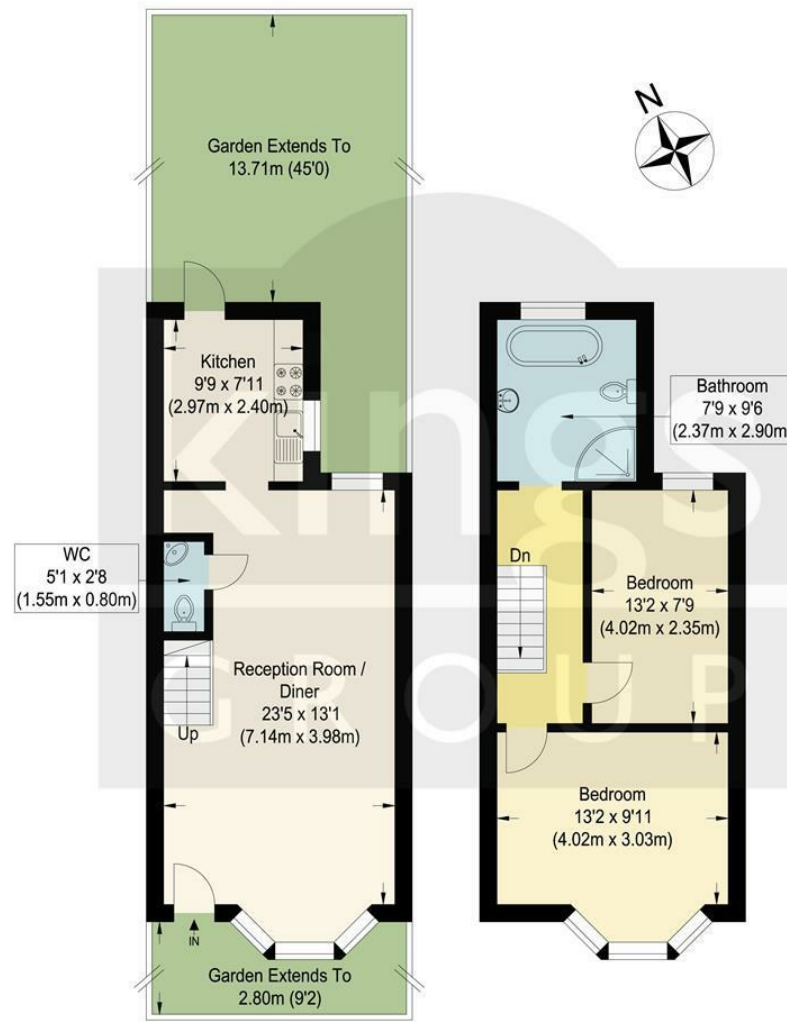
king's  
interiors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			66
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor** **First Floor**

**Gordon Road, N9**

Approximate Gross Internal Floor Area : 73.10 sq m / 786.84 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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