



Sebastopol Road, N9 0PF
London





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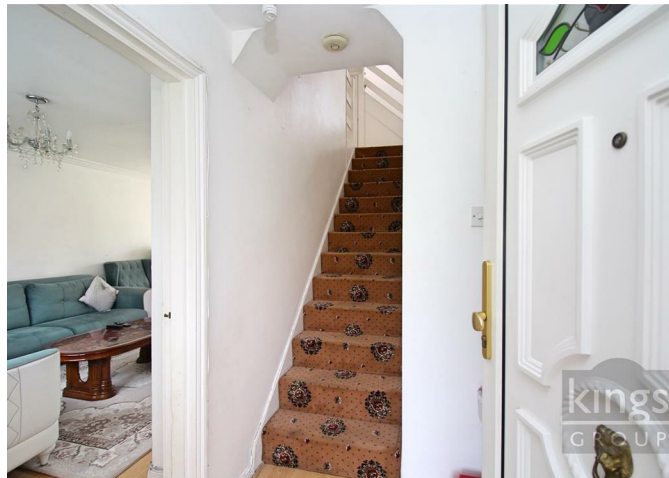
Sebastopol Road, N9 0PF

KINGS are pleased to present this SPACIOUS Five Bedroom Terraced House in the heart of Edmonton Green. This well kept Freehold Ex-Local Authority property is in good condition throughout in our opinion, with living space arranged over three floors. Features include an entrance porch, 19FT THROUGH LOUNGE, a good sized kitchen/diner with pantry, a FIRST FLOOR SHOWER ROOM, double glazing, gas central heating, a manicured front garden and a 40FT REAR GARDEN.

Situated just off Fore Street there is an abundance of shops and restaurants, along with Edmonton Green Shopping Centre and Retail Park all WITHIN WALKING DISTANCE. With effortless access to Edmonton Green Station along with an extensive regular bus service this property is well connected with everything you could need right on your doorstep.

Council Tax Band D
Flood Risk - Rivers and Seas: No Risk, Surface Water: Low
Construction Type - Standard Construction (Brick, Tile), Ex Local Authority

Offers Over £489,950



- Kings Are Pleased To Present This
- Ex Local Authority
- 15ft Spacious Kitchen
- Double Glazing & Gas Central Heating
- Walking Distance To Edmonton Green Station

- Five Bedroom Terraced House
- 19ft Through Lounge
- 40ft Rear Garden
- Just Off Fore Street Close To Shopping Centre
- Council Tax Band D

PORCH 8'1 x 4'6 (2.46m x 1.37m)

HALL 4'8 x 3'9 (1.42m x 1.14m)

THROUGH LOUNGE 19'5 x 10'11 (5.92m x 3.33m)

KITCHEN/DINER 15'11 x 10'10 (4.85m x 3.30m)

FIRST FLOOR LANDING 8'11 x 7'7 (2.72m x 2.31m)

BEDROOM ONE 11'5 x 11'1 (3.48m x 3.38m)

BEDROOM TWO 11'5 x 8'2 (3.48m x 2.49m)

BEDROOM THREE 8'0 x 7'9 (2.44m x 2.36m)

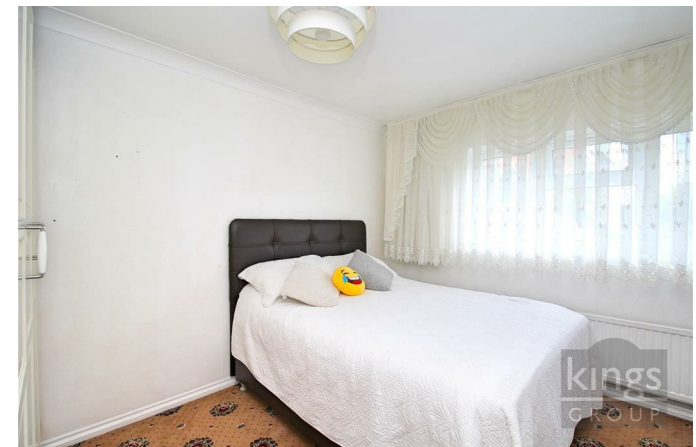
SHOWER ROOM 7'7 x 4'10 (2.31m x 1.47m)

SECOND FLOOR LANDING 3'5 x 2'10 (1.04m x 0.86m)

BEDROOM FOUR 13'0 x 11'1 (3.96m x 3.38m)

BEDROOM FIVE 13'0 x 7'11 (3.96m x 2.41m)

GARDEN 40'0 approx (12.19m approx)





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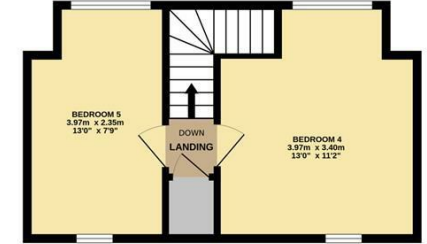
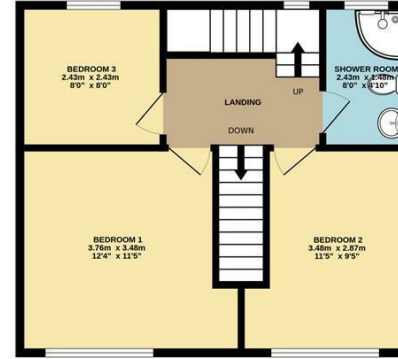
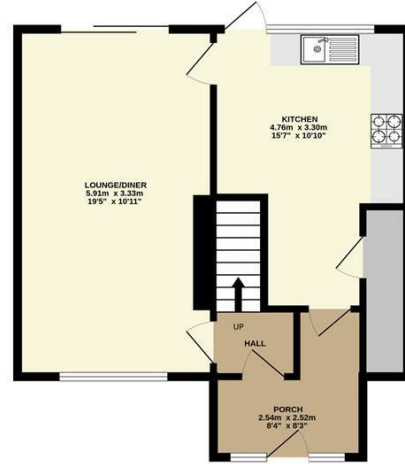
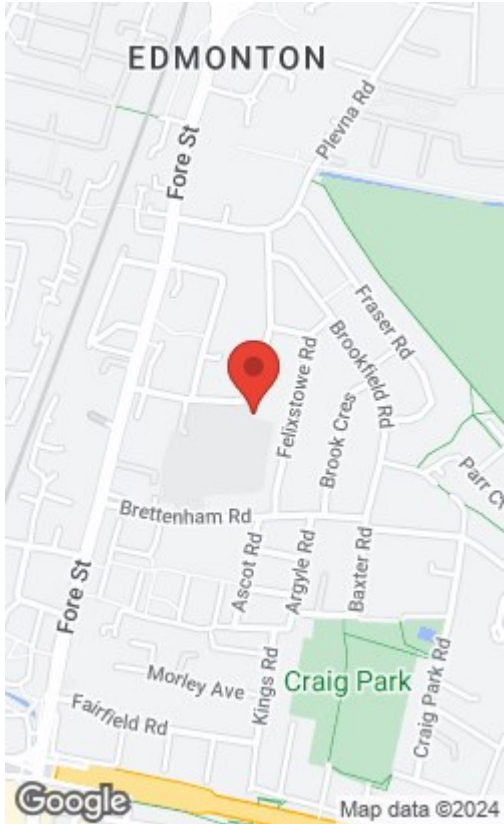


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83		41	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

GROUND FLOOR
42.1 sq.m. (453 sq.ft.) approx.

1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.

2ND FLOOR
25.4 sq.m. (274 sq.ft.) approx.



SEBASTOPOL ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 106.7 sq.m. (1149 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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