



Victoria Road, N9 9SU  
London





GROUP

## Victoria Road, N9 9SU

KINGS are pleased to present this EXTENDED Three Bedroom Terraced House overlooking Pymmes Park. This spacious 1930's style property features a 24FT THROUGH LOUNGE, an extended kitchen leading onto a THIRD RECEPTION ROOM/UTILITY ROOM, a first floor bathroom, gas central heating, double glazing and a LARGE 60FT GARDEN.

The property offers easy access to the A10 and A406 roads with shops and restaurants close by on Fore Street. It is also within WALKING DISTANCE of North Middlesex Hospital and Silver Street train station with a regular service to the city.

Council Tax Band D  
Construction Type - Standard (Brick, tile)  
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

£475,000



- Kings Are Pleased To Present This
- Extended 1930's Style
- Third Reception Room/Utility Room
- 60ft Rear Garden
- Chain Free

- Three Bedroom Terraced House
- 24ft Through Lounge
- First Floor Bathroom
- Overlooking Pymmes Park
- Council Tax Band D

**ENTRANCE HALL**

**THROUGH LOUNGE 24'5 x 11'5 (7.44m x 3.48m)**

**KITCHEN 18'5 x 6'9 (5.61m x 2.06m)**

**THIRD RECEPTION/UTILITY 12'3 x 9'7 (3.73m x 2.92m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 12'1 x 10'8 (3.68m x 3.25m)**

**BEDROOM TWO 12'9 x 10'8 (3.89m x 3.25m)**

**BEDROOM THREE 8'2 x 6'5 (2.49m x 1.96m)**

**BATHROOM 6'6 x 6'3 (1.98m x 1.91m)**

**GARDEN 60'0 approx (18.29m approx)**

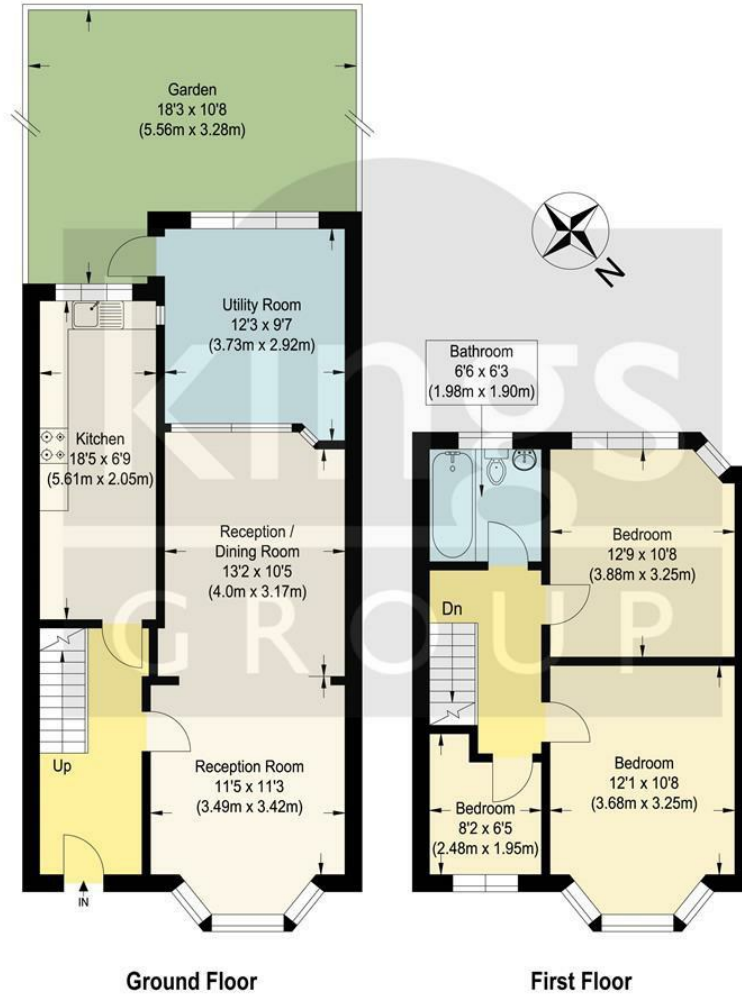








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	<b>69</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Victoria Road

Approximate Gross Internal Floor Area : 100.80 sq m / 1085.0 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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