



Park Lane, N9 9BQ
London





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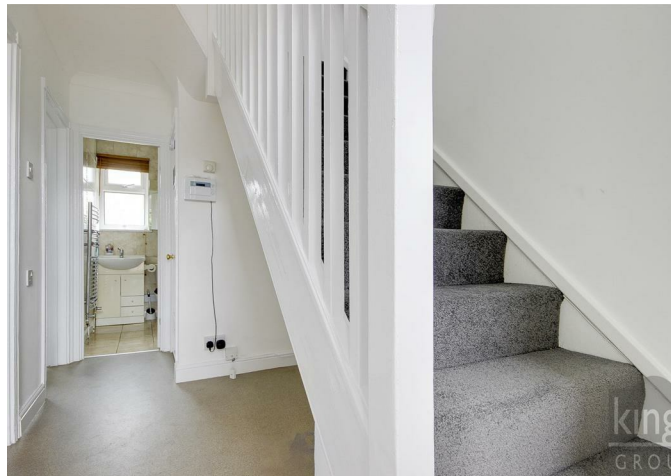
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KINGS are pleased to present this spacious Three Bedroom Semi Detached House with OFF STREET PARKING and a large 85FT GARDEN WITH SIDE ACCESS. This CHAIN FREE 1930's style family home is well presented throughout featuring a front reception room, a good sized modern kitchen to the rear, a ground floor bathroom, an ADDITIONAL WC on the first floor, double glazing, gas central heating and POTENTIAL TO EXTEND (stp).

The property is located in a desirable residential area close to Silver Street train station and also provides easy access to the A10 and A406 North Circular Roads for commuters. There are a variety of shops and popular schools within walking distance, with the historic Pymmes Park and North Middlesex Hospital being only moments away.

Council Tax Band D
Construction Type – Standard (Brick, Tile)
Flood Risk – Rivers & Seas: No Risk, Surface Water: High

Offers Over £475,000



- Kings Are Pleased To Present This
- 1930's Style
- Ground Floor Bathroom & First Floor WC
- Potential To Extend (stp)
- Chain Free

- Three Bedroom Semi Detached House
- Off Street Parking
- Large 85ft Rear Garden With Side Access
- Gas Central Heating & Double Glazing
- Council Tax Band D

ENTRANCE HALL

Vinyl flooring, power points, radiator, carpeted stairs leading to first floor.

RECEPTION ROOM 14'7 x 12'1 (4.45m x 3.68m)

Laminated flooring, radiator, power points, front aspect double glazed window and fire place

KITCHEN 14'8 x 12'2 (4.47m x 3.71m)

Vinyl flooring, tiled splash back, wall and base units with roll top work surfaces, integrated electric cooker , hood extractor fan, plumbing for washing machine and dish washer, stainless steel sink with mixer tap, door leading to garden

BATHROOM 5'10 x 5'6 (1.78m x 1.68m)

Tiled walls and floor, heated towel rail, opaque rear aspect window, panel enclose bath, low level WC, wash basin with vanity unit under and mixer tap

FIRST FLOOR LANDING

Carpet flooring with airing cupboard

BEDROOM ONE 13'4 x 12'2 (4.06m x 3.71m)

Carpeted floors, radiator, power points, front aspect double glazed windows and two fitted cupboards

BEDROOM TWO 10'5 x 8'5 (3.18m x 2.57m)

Carpet floors, radiator, power points, rear aspect double glazed window

BEDROOM THREE 7'8 x 7'0 (2.34m x 2.13m)

Carpet floors, radiator, power points, fitted cupboard, rear aspect double glazed window

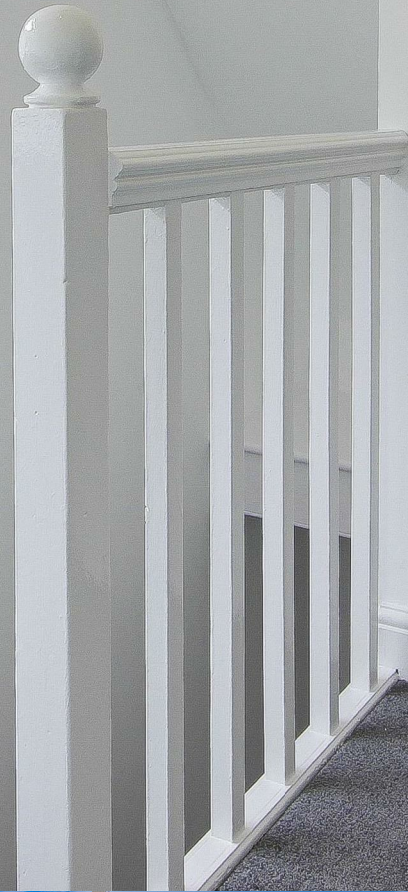
FIRST FLOOR W.C 4'11 x 2'8 (1.50m x 0.81m)

GARDEN 85'0 approx (25.91m approx)

Concrete path, grass lawn, shed at front and rear of garden







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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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Approximate Gross Internal Floor Area : 76.80 sq m / 826.66 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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