



Balham Road, N9 7AG
London





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KINGS are pleased to present this Three Bedroom Victorian Terrace House with a 40ft rear garden, available with NO ONWARD CHAIN. This bay fronted period property feature a 24ft through lounge providing living and dining areas, a spacious kitchen, gas central heating and a FIRST FLOOR BATHROOM.

Located on the doorstep of Edmonton Green with its train station, bus links and shopping centre all WITHIN WALKING DISTANCE. We feel that this property would be perfect for a family looking for a home on a surprisingly quiet road only moments away from all amenities.

Council Tax Band C
Construction Type - Standard Construction (Brick, Tile)
Flood Risk - Rivers & Seas: Medium, Surface Water: Low

£425,000



- Kings Are Pleased To Present This
- Victorian Build
- First Floor Bathroom
- Walking Distance To Edmonton Green
- Chain Free

- Three Bedroom Terraced House
- 24ft Through Lounge
- 40ft Rear Garden
- Close To Shops & Transport Links
- Council Tax Band C

RECEPTION ROOM 10'9" x 10'4" (3.30 x 3.16)

Wooden flooring, radiator, power points, front aspect double glazed windows.

DINING ROOM 11'2" x 10'9" (3.42 x 3.28)

Wooden flooring, radiator, power points, rear aspect double glazed window, fitted cupboard

KITCHEN 13'3" x 8'8" (4.06 x 2.66)

Tiled floors and walls, plumbing for washing machine and dish washer, rear aspect double glazed window, base units work tops, stainless steel sink with mixer taps

FIRST FLOOR LANDING

BEDROOM ONE 13'10" x 10'9" (4.23 x 3.30)

Wooden floors, power points, radiator, front aspect double glazed windows

BEDROOM TWO 11'3" x 8'6" (3.43 x 2.60)

Wooden floors, power points, radiator, rear aspect double glazed windows

BEDROOM THREE 5'10" x 5'2" (1.80 x 1.60)

Wooden floors, power points, radiator, side aspect double glazed windows

BATHROOM 8'10" x 8'7" (2.70 x 2.62)

Tiled floors, tiled and paneled walls, panel enclosed bath with shower attachment, wash basin, WC, rear aspect opaque window

GARDEN 39'11" (12.18)

Grass lawn, wooden fencing





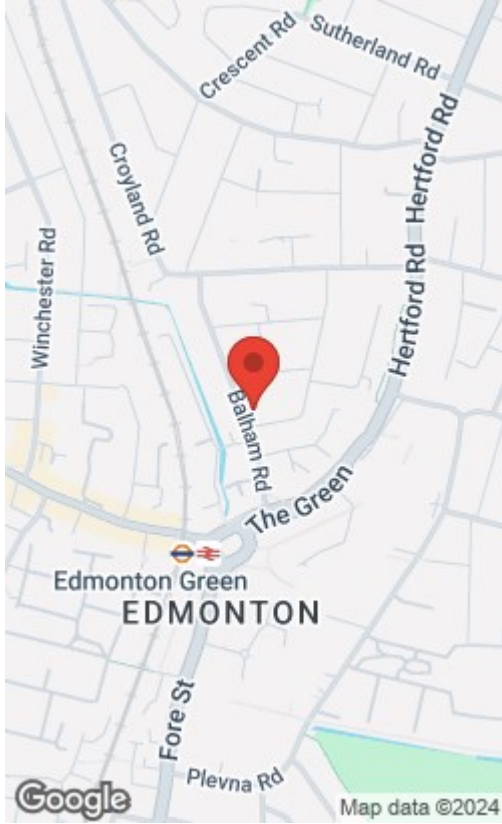
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
88	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor First Floor

Balham Road, N9

Approximate Gross Internal Floor Area : 81.70 sq m / 879.41 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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