



St. Joseph's Road, N9 8NH
London





WOLF OF S&P

St. Joseph's Road, N9 8NH

KINGS are pleased to present this Two Double Bedroom Split Level Maisonette situated on the upper floors, available CHAIN FREE. This spacious property is spread across two floors and is in need of refurbishment, comprising a separate kitchen, a 15ft lounge/diner with juliet balcony, an upstairs bathroom with separate WC and built in storage throughout.

Features include double glazed windows, gas central heating and residents parking. There are shops and transport links including Edmonton Green train station close by being located just off Hertford Road. In our opinion this property would make an ideal starter home to make your own or as an investment.

Council Tax Band C

Lease - 83 Years Remaining (From 13 June 1989 To 12 June 2108)

Service Charge - £1,486.68 Per Annum/£123.89 Per Month

Ground Rent - £10 Per Annum

Construction Type - Brick, Tile, Deck Access, Ex-Local Authority

Flood Risk - Rivers & Seas: No Risk, Surface Water: Very Low

£250,000



- Kings Are Pleased To Present This
- Situated On Second & Third Floors
- Upstairs Bathroom & Separate WC
- Ground Rent £10pa, Service Charge £1,486.68pa
- Chain Free

- Two Bedroom Split Level Maisonette
- Spacious Lounge/Diner With Juliet Balcony
- Gas Central Heating & Double Glazing
- 83 Year Lease
- Council Tax Band C

ENTRANCE HALL 11'3 x 6'1 (3.43m x 1.85m)

Laminated flooring, stairs with carpet runner leading to first floor, airing cupboard and power points

KITCHEN 11'3 x 8'7 (3.43m x 2.62m)

Tiled floors, tiled splash back, front aspect double glazed window, plumbing for washing machine, base units with roll top work surfaces, sink with drainer

LOUNGE/DINER 15'8 x 14'8 (4.78m x 4.47m)

Laminated flooring, power points, radiator, two fitted airing cupboards, rear aspect double glazed windows, door leading to balcony

LANDING 9'3 x 6'1 (2.82m x 1.85m)

BEDROOM ONE 14'8 x 9'6 (4.47m x 2.90m)

Laminated flooring, front aspect double glazed windows, 2 fitted cupboards, radiator and power points

BEDROOM TWO 14'8 x 10'2 (4.47m x 3.10m)

Laminated flooring, rear aspect double glazed windows, power points and radiator

BATHROOM 8'7 x 4'9 (2.62m x 1.45m)

Vinyl floors, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin

WC 7'5 x 2'6 (2.26m x 0.76m)

Vinyl floors, textured walls and ceiling, radiator and low level flush WC





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GROUP



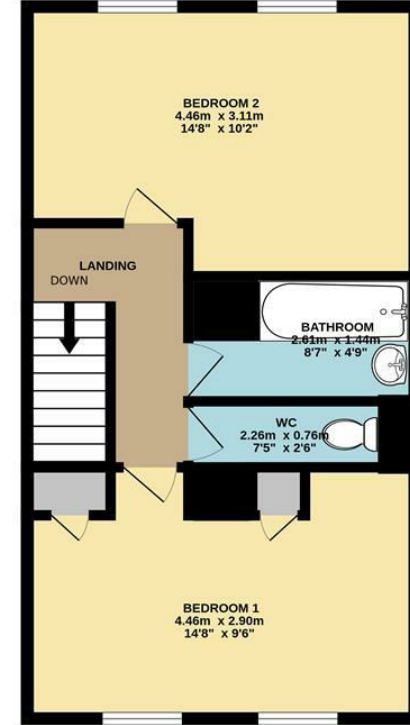
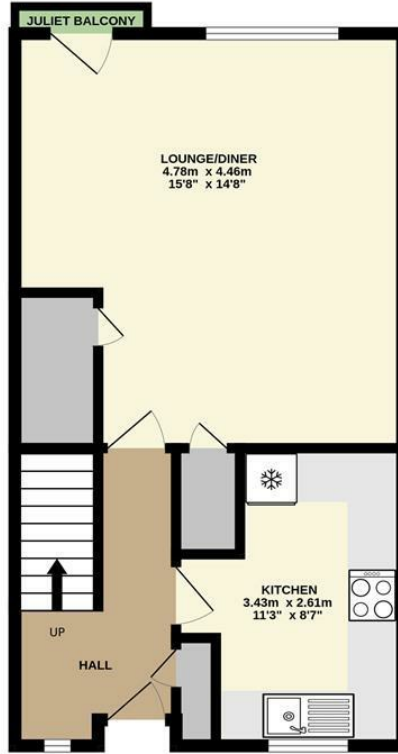


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	72

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

SECOND FLOOR
36.4 sq.m. (391 sq.ft.) approx.

THIRD FLOOR
35.5 sq.m. (382 sq.ft.) approx.



ST. JOSEPH'S ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 71.8 sq.m. (773 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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