



Tramway Avenue, N9 8PD
London





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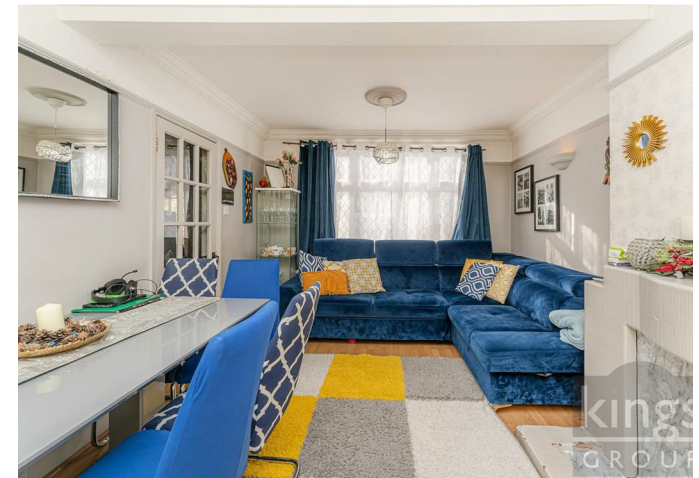
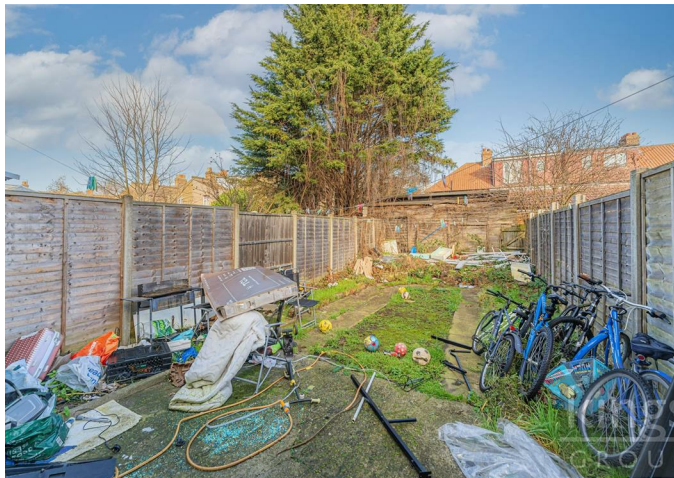
Tramway Avenue, N9 8PD

****Investors Only**** KINGS are pleased to present this Three Bedroom Terraced House available with a tenancy in place at £24,000 per annum on a periodic monthly rolling basis. This CHAIN FREE chalet roof style freehold property features a 15FT THROUGH LOUNGE, a good sized kitchen, a ground floor bathroom, ENSUITE master bedroom, 50FT REAR GARDEN and gas central heating.

This property still offering the POTENTIAL to grow further in size via a rear extension (stp). The property is situated only moments away from Hertford Road with plenty of shops, restaurants and other amenities close by along with popular schools and transport links within close proximity.

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

£399,995



• ****Investors Only****

• **Three Bedroom Terraced House**

• **Ground Floor Bathroom**

• **50ft Rear Garden**

• **Tenant In Place Returning £24,000pa**

• **Kings Are Pleased To Present This**

• **15ft Through Lounge/Diner**

• **Ensuite To Master Bedroom**

• **Gas Central Heating**

• **Council Tax Band C**

ENTRANCE

RECEPTION / DINING ROOM 15'8 x 10'7 (4.78m x 3.23m)

KITCHEN 9'9 x 9'6 (2.97m x 2.90m)

BATHROOM 7'7 x 5'8 (2.31m x 1.73m)

BEDROOM ONE 13'8 x 10'7 (4.17m x 3.23m)

EN-SUITE 5'7 x 5'6 (1.70m x 1.68m)

BEDROOM TWO 11'4 x 8'7 (3.45m x 2.62m)

BEDROOM THREE 8'2 x 8'1 (2.49m x 2.46m)

GARDEN 50'9 approx (15.47m approx)



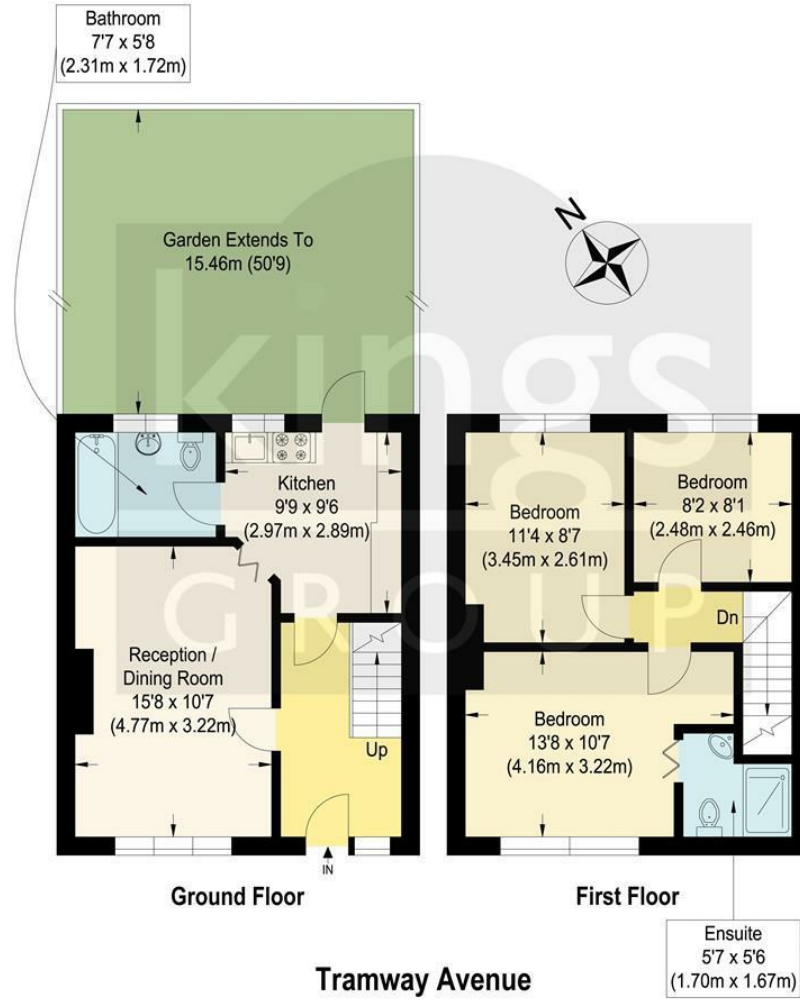
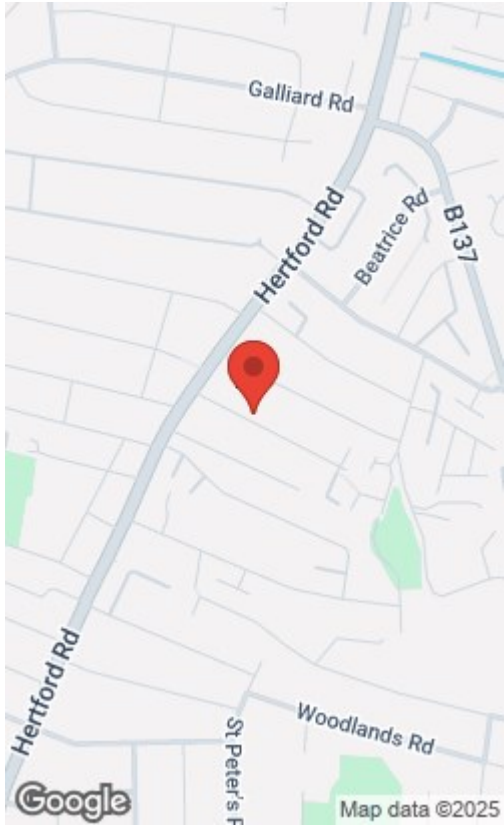
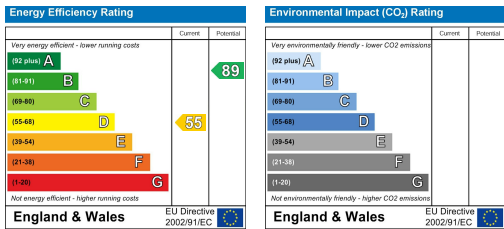


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Ground Floor

First Floor

Tramway Avenue

Approximate Gross Internal Floor Area : 71.0 sq m / 764.23 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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