



Grosvenor Road, N9 8RE
London





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Grosvenor Road, N9 8RE

- Kings Are Pleased To Present This
- Two Bedroom End Of Terraced House
- Victorian Build
- Two Reception Rooms
- Large First Floor Bathroom
- 60ft Rear Garden
- Walking Distance To Local Amenities
- Easy Access to Edmonton Green Train Station
- Chain Free
- Council Tax Band C

Offers Over £400,000



KINGS are pleased to present this Two Bedroom End of Terraced House available with NO ONWARD CHAIN. This Victorian period property features both living and dining rooms with an opening between, a spacious kitchen and a LARGE FIRST FLOOR BATHROOM. Further benefits include gas central heating, double glazing and a 60FT SOUTH FACING REAR GARDEN.

Located within easy reach of excellent transport links, including Edmonton Green Station for access to central London, and multiple bus routes nearby. Families will appreciate local schools such as Churchfield Primary, Latymer School, and Edmonton County School, as well as Edmonton Green Shopping Centre, which offers a range of shops, cafés, and restaurants. The Edmonton Green Leisure Centre provides fitness facilities.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

ENTRANCE HALL

RECEPTION ROOM 11'4 x 10'5 (3.45m x 3.18m)

DINING ROOM 14'5 x 11'0 (4.39m x 3.35m)

KITCHEN 12'6 x 8'6 (3.81m x 2.59m)

FIRST FLOOR LANDING

BEDROOM ONE 14'9 x 10'6 (4.50m x 3.20m)

BEDROOM TWO 11'1 x 9'4 (3.38m x 2.84m)

BATHROOM 11'10 x 8'5 (3.61m x 2.57m)

GARDEN 60'0 approx (18.29m approx)





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor

First Floor

Grosvenor Road, N9

Approximate Gross Internal Floor Area : 81.0 sq m / 871.87 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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