



Felixstowe Road, N9 0DX
London





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Felixstowe Road, N9 0DX

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Period Property
- 24ft Through Lounge
- Ground Floor Shower Room
- 50ft Rear Garden With Shed
- Gas Central Heating & Partial Double Glazing
- Close Proximity To Edmonton Green Station
- Chain Free
- Council Tax Band C

£380,000



KINGS are pleased to present this Three Bedroom Terraced House situated within WALKING DISTANCE of Edmonton Green shopping centre and train station. This 1900's built period property is CHAIN FREE comprising a 24FT THROUGH LOUNGE providing both living and dining areas, a separate kitchen, a ground floor shower room, a L-shaped covered lean-to, leading to a 50FT GARDEN. Further features include gas central heating and partial double glazing.

The period property provides easy access to the A10 and A406 North Circular Roads for commuters. The promising Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

THROUGH LOUNGE 21'6 x 14'0 (6.55m x 4.27m)

KITCHEN 8'9 x 8'2 (2.67m x 2.49m)

SHOWER ROOM 5'11 x 3'9 (1.80m x 1.14m)

WC 3'9 x 2'6 (1.14m x 0.76m)

COVERED LEAN-TO 18'1 x 14'9 (5.51m x 4.50m)

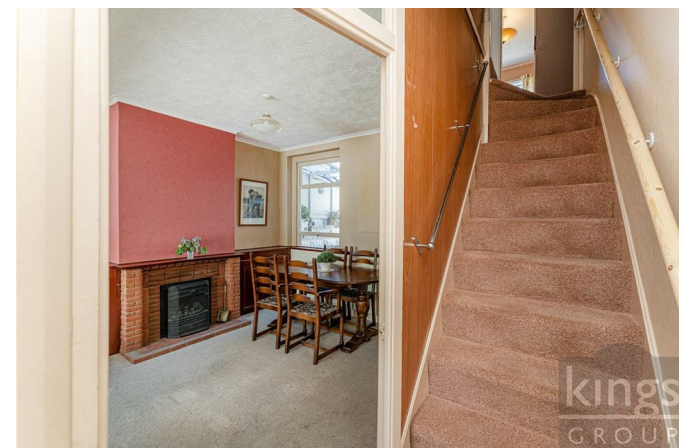
BEDROOM ONE 14'5 x 10'4 (4.39m x 3.15m)

BEDROOM TWO 10'6 x 9'0 (3.20m x 2.74m)

BEDROOM THREE 11'2 x 8'9 (3.40m x 2.67m)

GARDEN 50 (15.24m)

SHED/GARDEN HOUSE 11'6 x 11'2 (3.51m x 3.40m)





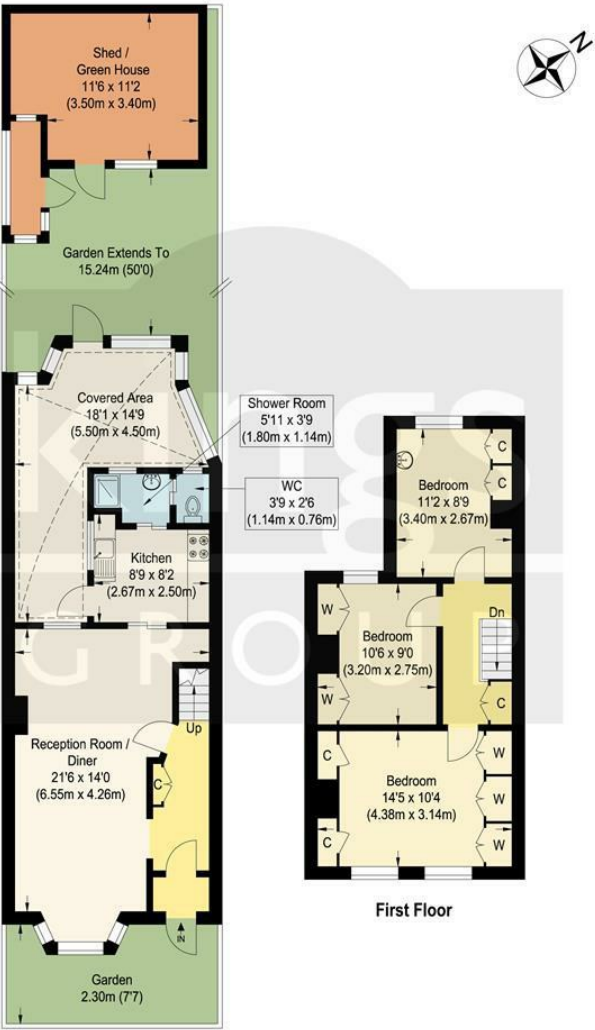
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



Felixstowe Road, N9
Approximate Gross Internal Floor Area : 96.60 sq m / 1039.79 sq ft
(Excluding Outbuilding)
Outbuilding Area : 16.0sq m / 172.22 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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