



St. Peter's Road, N9 8JJ  
London







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## St. Peter's Road, N9 8JJ

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- Open Plan 25ft Through Lounge
- Ground Floor Bathroom
- 38ft Rear Garden With Shed
- Double Glazing & Gas Central Heating
- Close Proximity To Local Amenities
- Chain Free
- Council Tax Band D

Offers Over £399,950



KINGS are pleased to present this THREE DOUBLE BEDROOM Terraced House situated close to Edmonton Green with its train station, bus links and shopping centre all within easy reach. This 1900's built property is available CHAIN FREE and comprises a porch, a 25FT OPEN PLAN THROUGH LOUNGE, a separate kitchen leading on to a GROUND FLOOR BATHROOM and a 38ft rear garden. Further features include gas central heating and double glazed windows.

The period property is within walking distance of local shops and bus routes, along with easy access to the A10 and A406 North Circular Roads for commuters. The 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 D

Construction Type - Standard (Brick, Tile)

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

Agents Note: We are advised this property has completed a 3 year treatment plan for Japanese Knotweed which completed in 2023. We are advised a 10 year insurance backed guarantee is also in place. Please contact the agent for any further information.

#### **ENTRANCE/PORCH**

**THROUGH LOUNGE 25'1 x 13'9 (7.65m x 4.19m)**

**KITCHEN 9'3 x 8'2 (2.82m x 2.49m)**

#### **BATHROOM**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE 13'7 x 10'9 (4.14m x 3.28m)**

**BEDROOM TWO 11'3 x 8'4 (3.43m x 2.54m)**

**BEDROOM THREE 9'8 x 8'4 (2.95m x 2.54m)**

**GARDEN 38'4 x 14'2 (11.68m x 4.32m)**

**SHED 14'9 x 7'9 (4.50m x 2.36m)**







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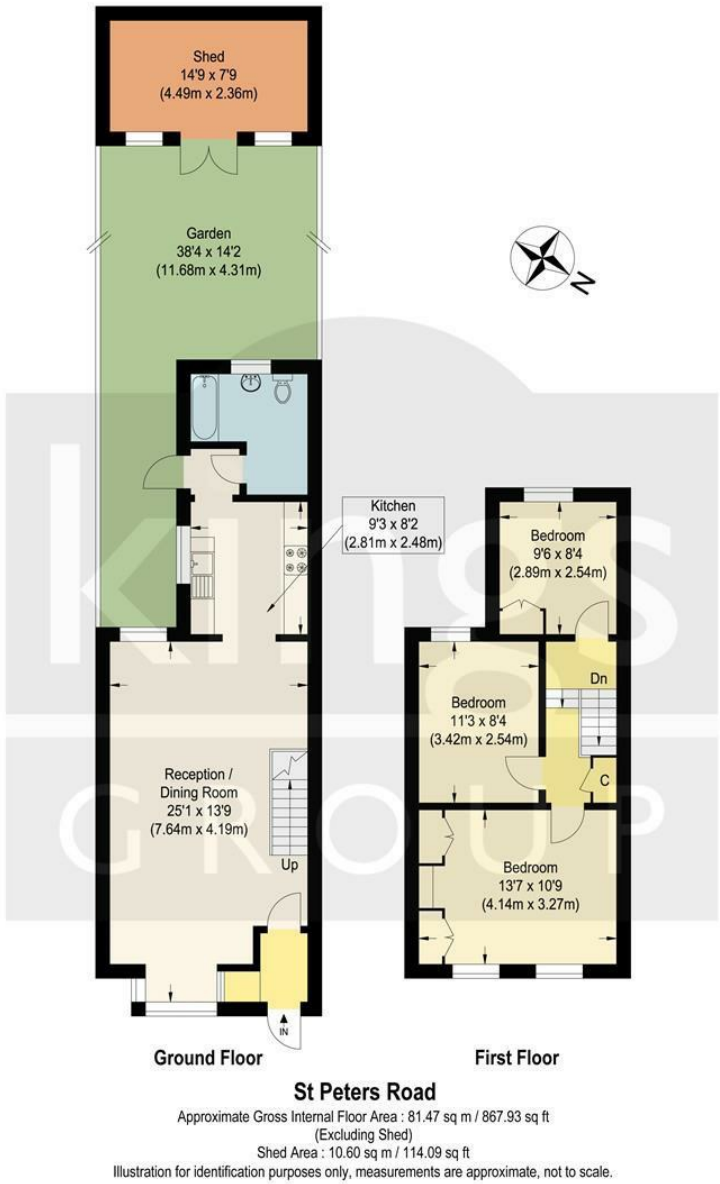
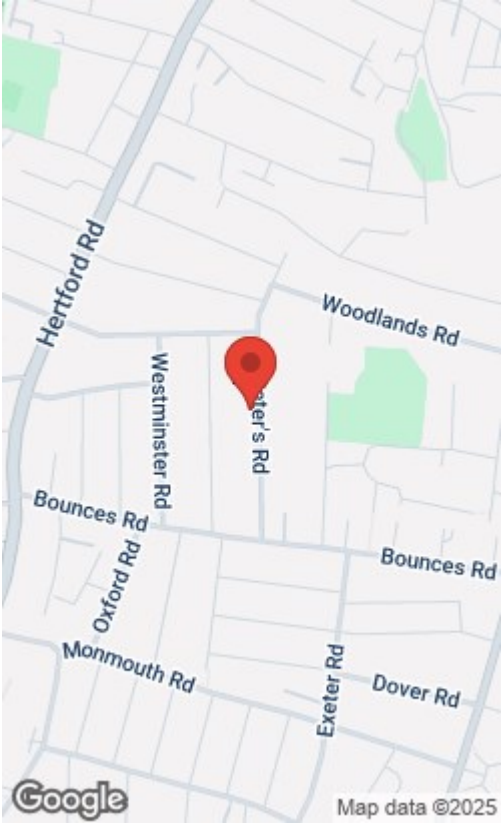


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

