



Cornwallis Grove, N9 0JR
London





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- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 1900's Build
- 22ft Through Lounge
- Spacious Separate Kitchen
- First Floor Bathroom
- 30ft South Facing Rear Garden
- Close Proximity To Edmonton Green Station
- Chain Free
- Council Tax Band C

£399,995



KINGS are pleased to present this Two 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 22FT THROUGH LOUNGE providing both living and dining areas, a separate kitchen, a FIRST FLOOR BATHROOM and a SOUTH FACING REAR GARDEN. Further features include gas central heating and 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: Low

ENTRANCE HALLWAY

THROUGH LOUNGE 22'5 x 11'5 (6.83m x 3.48m)

KITCHEN 7'5 x 11'5 (2.26m x 3.48m)

FIRST FLOOR LANDING

BEDROOM ONE 13'10 x 10'3 (4.22m x 3.12m)

BEDROOM TWO 8'4 x 11'7 (2.54m x 3.53m)

BATHROOM 7'5 x 11'5 (2.26m x 3.48m)

GARDEN 30'0 approx (9.14m approx)



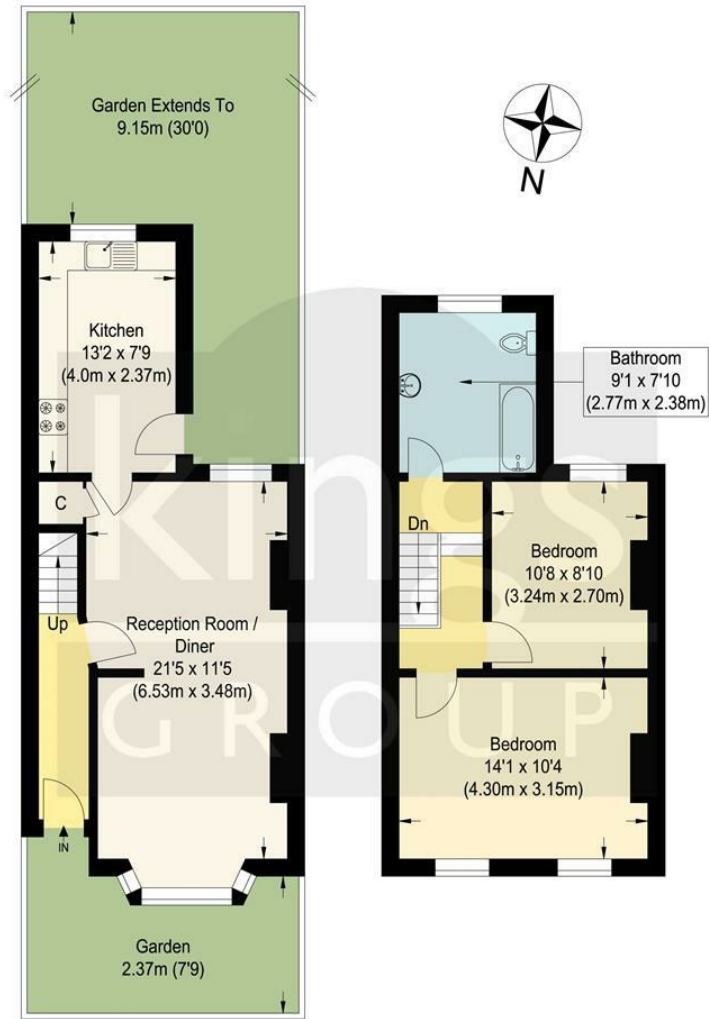
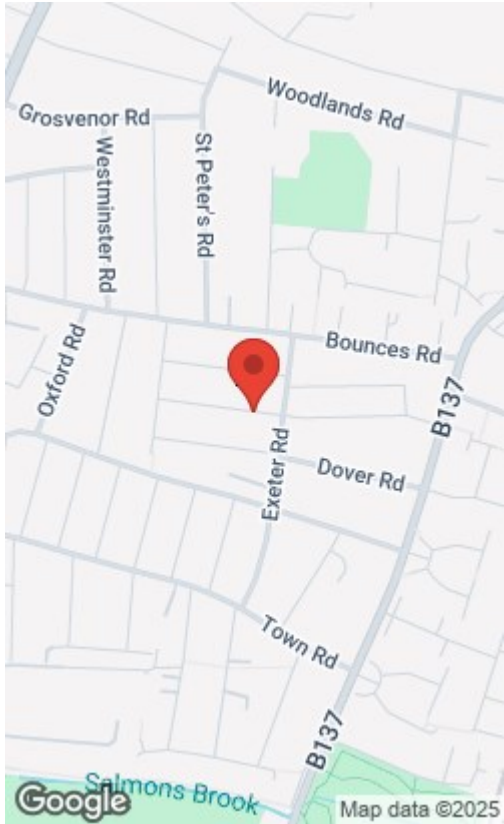






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



Ground Floor First Floor

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Approximate Gross Internal Floor Area : 73.10 sq m / 786.84 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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