



Lowden Road, N9 8RN  
London





## Lowden Road, N9 8RN

- Kings Are Pleased To Present This
- Two/Three Bedroom Terraced House
- Victorian Build
- Two Receptions Rooms
- First Floor Bathroom
- Gas Central Heating & Double Glazing
- 45ft Rear Garden
- Within Easy Reach Of Edmonton Green
- Chain Free
- Council Tax Band C

£410,000



KINGS are pleased to present this Two/Three Bedroom Terraced House situated just off Hertford Road close to Edmonton Green, available CHAIN FREE. The bay fronted Victorian property comprises TWO RECEPTION ROOMS, a good sized separate kitchen and a FIRST FLOOR BATHROOM. Further features include gas central heating, double glazing, and a 45FT REAR GARDEN.

Situated in a prime location for local amenities at the top of the road, this home is also within walking distance of Edmonton Green with excellent shopping, dining and leisure facilities, along with transport links including multiple bus routes and Edmonton Green train station.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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



#### ENTRANCE HALLWAY

RECEPETION ROOM ONE 10'10 x 10'6 (3.30m x 3.20m )

RECEPTION ROOM TWO 22'4 x 13'9 (6.81m x 4.19m)

KITCHEN 11'2 x 8'6 (3.40m x 2.59m )

#### FIRST FLOOR LANDING

BEDROOM ONE 10'10 x 13'9 (3.30m x 4.19m)

BEDROOM TWO 11'2 x 8'10 (3.40m x 2.69m)

BEDROOM THREE 8'6 x 5'11 (2.59m x 1.80m)

BATHROOM 4'11 x 8'6 (1.50m x 2.59m)

GARDEN 45'0 approx (13.72m 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	80	60

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## Ground Floor



## First Floor



Total area: approx. 76.2 sq. metres (820.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Lowden Road**

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6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

