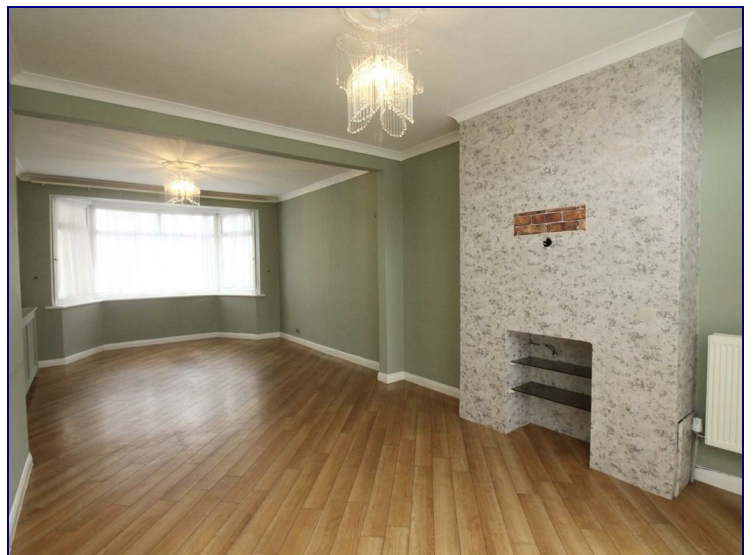
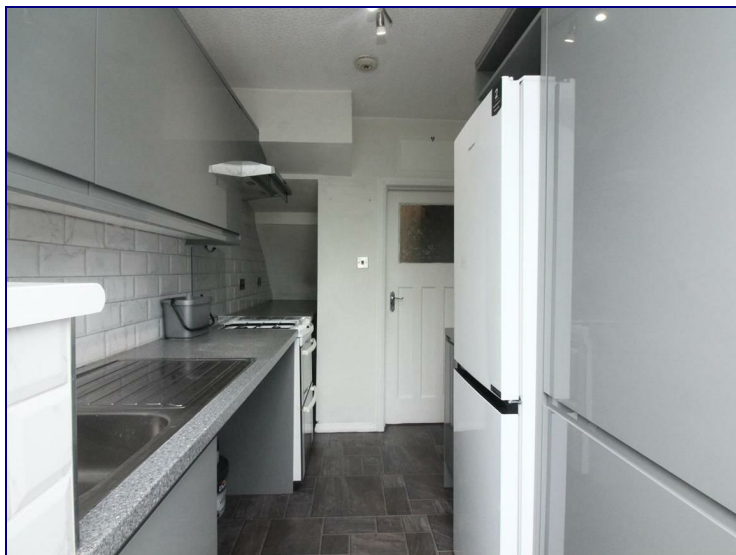


Lion Road, London, N9 9DW



£2,200

Well Presented Three Bedroom Mid Terrance House, Available Now.

The property offers a modern kitchen, spacious lounge leading to an easily maintainable garden, three good size bedrooms and three piece bathroom suite.

Its prime location just moments from Church Street, places you WITHIN WALKING DISTANCE of Edmonton Green train station, bus terminal, and shopping centre, making daily commutes and errands effortlessly convenient. This property presents a fantastic opportunity for families seeking a well connected residence, ready to move into and with the potential to extend (stp).

PORCH

ENTRANCE HALL

THROUGH LOUNGE

25'10 x 10'7 (into bay) (7.87m x 3.23m (into bay))

KITCHEN

8'10 x 6'4 (2.69m x 1.93m)

FIRST FLOOR LANDING

BEDROOM ONE

11'0 x 12'10 (into bay) (3.35m x 3.91m (into bay))

BEDROOM TWO

11'6 x 10'4 (3.51m x 3.15m)

BEDROOM THREE

7'7 x 6'8 (2.31m x 2.03m)

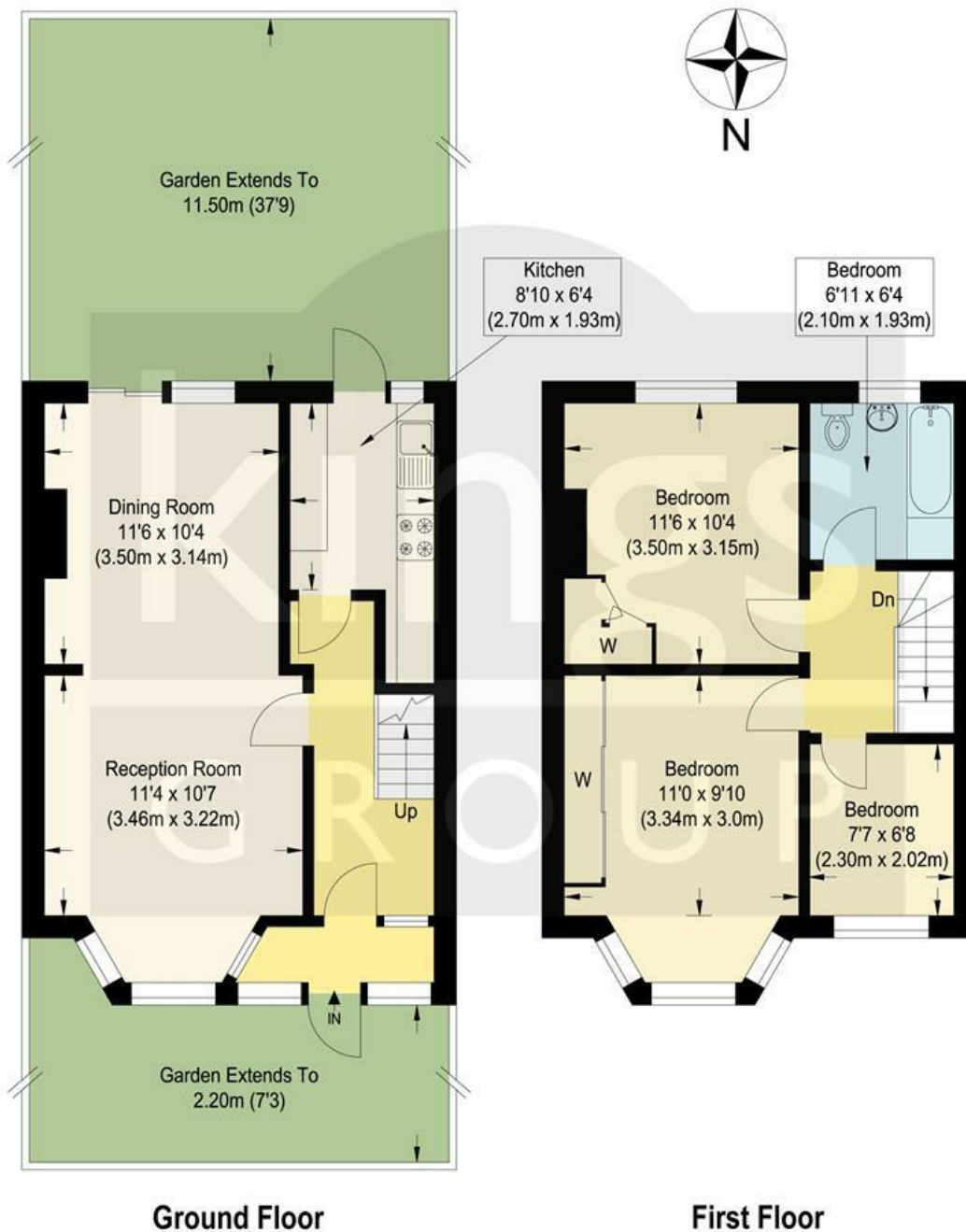
BATHROOM

6'11 x 6'4 (2.11m x 1.93m)

GARDEN

38'0 approx (11.58m approx)





Lion Road, N9

Approximate Gross Internal Floor Area : 77.30 sq m / 832.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

| 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 | |