



[www.kings-group.net](http://www.kings-group.net)

6 Church Street  
Edmonton N9 9DX  
Tel: 02083500100

St. Joan's Road, London, N9 9PH  
£425,000

\* Kings Are Delighted To Offer This \* Freehold End Of Terrace Property \* Comprising 2 x Self-Contained One Bedroom Flats \* Ground Floor One Bedroom With Own Rear Garden \* First Floor One Bedroom Flat With Loft Access \* Double Glazing & Gas Central Heating \* Sought After Location \* Close to Edmonton Green Train Station \* Tenants In Place \* Council Tax Band A x 2

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire  
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