



FOR SALE  
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020 8350 0100

Tramway Avenue, N9 8PD  
London

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## Tramway Avenue, N9 8PD

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 1900's Build
- Two Reception Rooms
- Extended Kitchen
- Ground Floor Shower Room
- 45ft Rear Garden
- Gas Central Heating & Double Glazing
- Chain Free
- Council Tax Band C

£399,995



KINGS are pleased to present this well presented Two Bedroom Terraced House located in the heart of N9, available on a CHAIN FREE basis. This well presented 1900's built period property comprises TWO RECEPTION ROOMS providing ample living and dining space, a separate extended kitchen, a GROUND FLOOR SHOWER ROOM and a 45FT REAR GARDEN.

Located in the Lower Edmonton, the property is just a short distance from local shops providing everything you need within easy reach. For commuters, there are excellent transport links, with Edmonton Green Station nearby, offering regular train services into Central London. Bus routes are easily accessible, adding to the convenience of getting around. Families will appreciate the proximity to a variety of local schools, and local parks and green spaces provide further options for leisure and relaxation.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

RECEPTION ROOM 13'1 x 10'8 (3.99m x 3.25m)

LOUNGE / DINER 13'1 x 11'2 (3.99m x 3.40m)

KITCHEN 12'7 x 9'9 (3.84m x 2.97m)

SHOWER ROOM 6'1 x 6'1 (1.85m x 1.85m)

#### FIRST FLOOR LANDING

BEDROOM ONE 13'2 x 10'1 (4.01m x 3.07m)

BEDROOM TWO 13'2 x 8'4 (4.01m x 2.54m)

GARDEN 45'5 x 14'5 (13.84m x 4.39m)









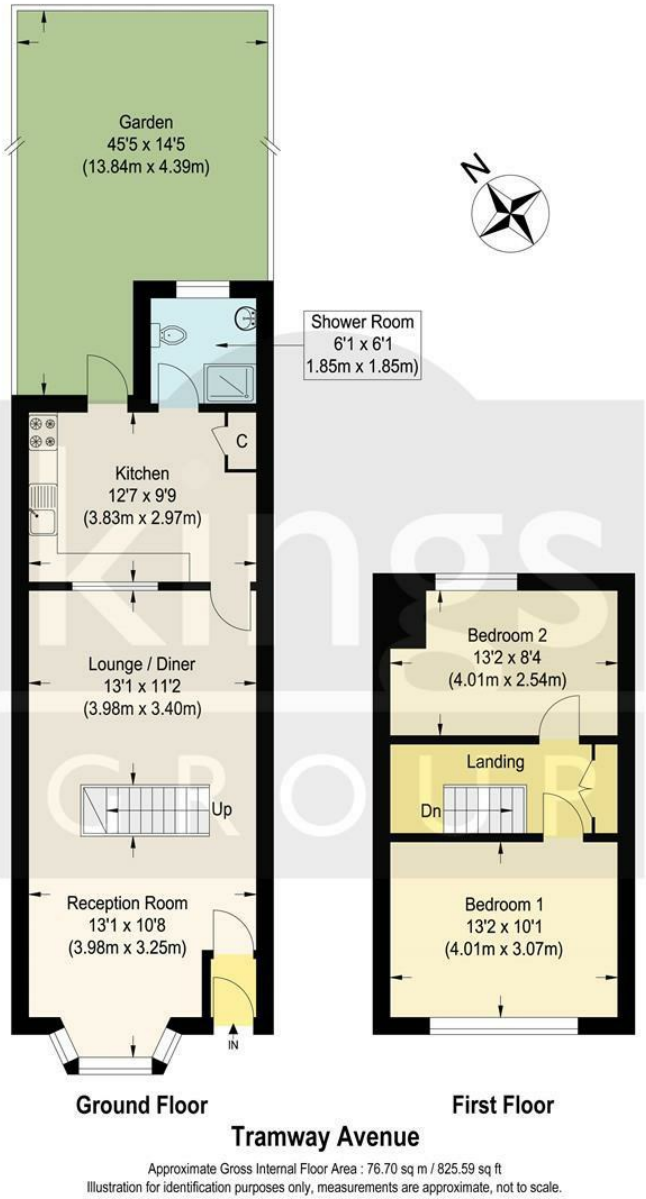
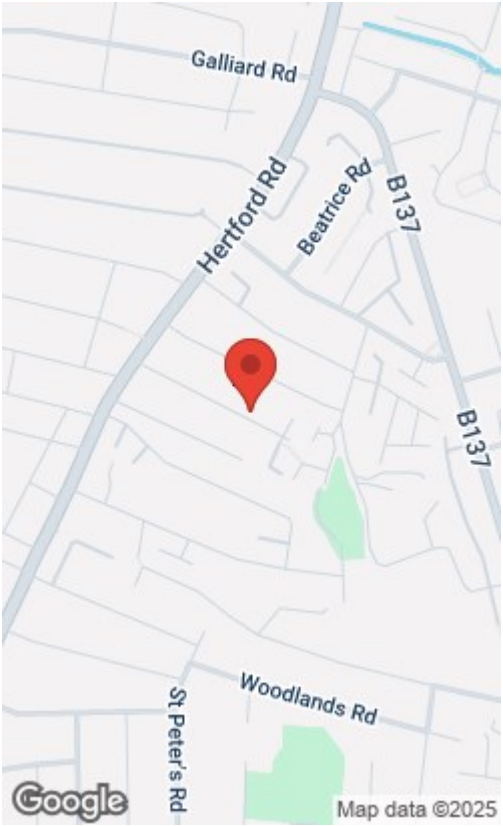








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <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.

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