



South Road, N9 7JH  
London









## South Road, N9 7JH

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- Two Reception Rooms
- Spacious First Floor Bathroom
- 42ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To Shops & Transport Links
- Chain Free
- Council Tax Band C

£400,000



KINGS are pleased to present this Two Bedroom Terraced House available with NO ONWARD CHAIN. This spacious Victorian built bay fronted property features TWO RECEPTION ROOMS, a good sized kitchen and a FIRST FLOOR BATHROOM. Further benefits include, gas central heating and a 42FT REAR GARDEN.

South Road is just off Bury Street and Hertford Road situated within easy reach of Edmonton Green and it's vast selection of shops, restaurants and leisure facilities, the property also provides easy access to bus routes directly outside and road links such as the A10. We feel this property would suit first time buyers, family movers or investors alike.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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



#### ENTRANCE HALL

RECEPETION ROOM ONE 12'4 x 10'4 (3.76m x 3.15m)

RECEPTION ROOM TWO 11'1 x 10'4 (3.38m x 3.15m)

KITCHEN 15'0 x 8'0 (4.57m x 2.44m )

#### FIRST FLOOR LANDING

BEDROOM ONE 13'9 x 9'11 (4.19m x 3.02m)

BEDROOM TWO 10'4 x 8'9 (3.15m x 2.67m )

BATHROOM 8'3 x 7'10 (2.51m x 2.39m )

GARDEN 42'8 x 14'9 (13.00m x 4.50m )







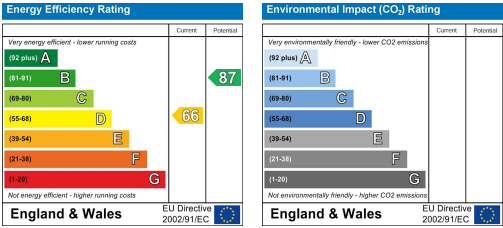




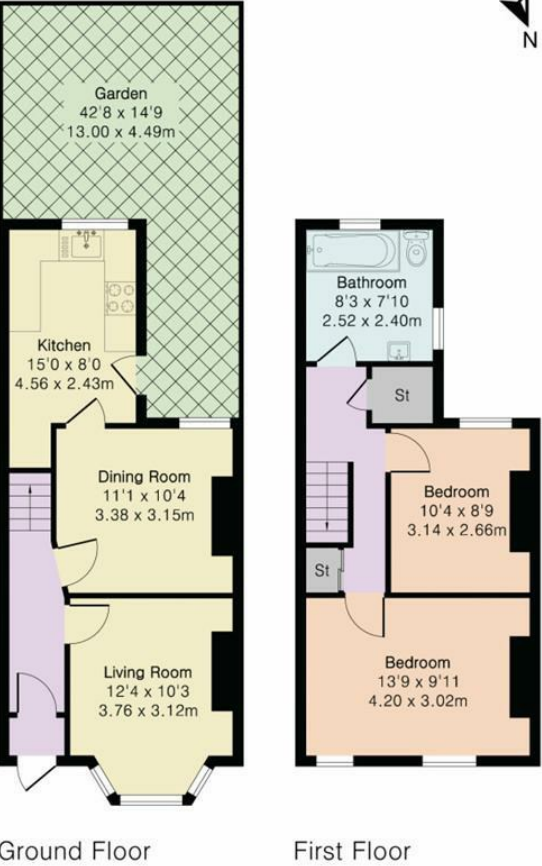








Approximate Gross Internal Area 790 sq ft - 73 sq m  
Ground Floor Area 402 sq ft - 37 sq m  
First Floor Area 388 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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