



Westerham Avenue, N9 9BP  
London

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## Westerham Avenue, N9 9BP

\* Kings Are Pleased To Present This \* Three Bedroom Terraced House \* 1930's Build \* Two Reception Rooms \* Rear Access & Detached Garage \* Double Glazing & Gas Central Heating \* Walking Distance to Silver Street Train Station \* Sought After Location \* Chain Free

Council Tax Band D  
Flood Risk - Rivers & Seas: Very low, Surface Water: Medium

£450,000

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- 1930's Build
- Rear Access & Detached Garage
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- Three Bedroom Terraced House
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- Sought After Location
- Council Tax Band D







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	88	67

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	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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