



Tramway Avenue, N9 8PE  
London





## Tramway Avenue, N9 8PE

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 1900's Build
- Two Reception Rooms
- Ground Floor Shower Room
- 40ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To Shops & Transport Links
- Chain Free
- Council Tax Band C

£375,000



KINGS are pleased to present this Two Bedroom Terraced House located in the heart of N9, available on a CHAIN FREE basis. The bright and spacious 1900's built period property comprises TWO RECEPTION ROOMS providing ample living and dining space, a separate fitted kitchen and a ground floor shower room.

Further features include both gas central heating and double glazed windows, built in storage throughout and loft access with the potential to extend (stp). Outside, there is a 40FT REAR GARDEN with both paved and lawn areas, along with a large shed to the rear.

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  
EPC Rating D  
Construction Type - Standard (Brick, Tile)  
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

**ENTRANCE HALL**

**LIVING ROOM 8'10 x 10'2 (2.69m x 3.10m)**

**DINING ROOM 10'10 x 13'5 (3.30m x 4.09m)**

**KITCHEN 7'10 x 5'11 (2.39m x 1.80m)**

**INNER HALL**

**BATHROOM 5'1 x 6'7 (1.55m x 2.01m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 9'2 x 13'5 (2.79m x 4.09m)**

**BEDROOM TWO 8'6 x 13'5 (2.59m x 4.09m)**

**GARDEN 40'2 x 14'1 (12.24m x 4.29m)**





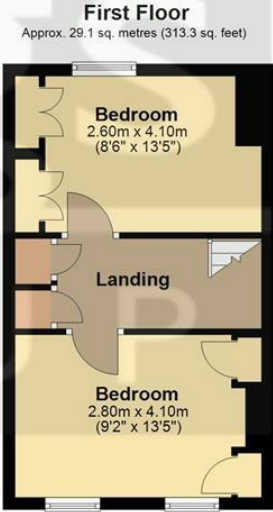




| Energy Efficiency Rating                    |  | Current                 | Potential               |
|---------------------------------------------|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs |  |                         |                         |
| (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 | EU Directive 2002/91/EC |



Ground Floor  
Approx. 37.3 sq. metres (401.8 sq. feet)  
(excluding Garden)



Total area: approx. 66.4 sq. metres (715.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Tramway Avenue

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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