



Beamish Road, N9 7JA  
London







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## Beamish Road, N9 7JA

- Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £360,000
- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Front Reception Room & Spacious Kitchen
- Ground Floor Bathroom
- Gas Central Heating & Double Glazing
- 35ft Rear Garden
- Close To Edmonton Green Train Station
- Chain Free
- Council Tax Band C

Auction Guide £360,000



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KINGS are pleased to present this Three Bedroom Terraced House close to Edmonton Green with its train station, bus links and shopping centre all with walking distance. This 1900's built property is available on the market with NO ONWARD CHAIN.

Features include a bay fronted reception room, a separate fitted kitchen leading onto a GROUND FLOOR BATHROOM, a 35ft rear garden, double glazing and gas central heating. We feel that this would be perfect as an investment or for a family looking for a home they can make their own, on a surprisingly quiet road only moments away from amenities.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

## **ENTRANCE HALL**

## **RECEPTION ROOM 10'2 x 10'1 (3.10m x 3.07m)**

## **KITCHEN 10'11 x 10'9 (3.33m x 3.28m)**

## **INNER HALL**

## **BATHROOM 7'8 x 5'5 (2.34m x 1.65m)**

## **FIRST FLOOR LANDING**

## **BEDROOM ONE 13'5 x 10'2 (4.09m x 3.10m)**

## **BEDROOM TWO 11'0 x 7'11 (3.35m x 2.41m)**

## **BEDROOM THREE 10'1 x 7'10 (3.07m x 2.39m)**

## **GARDEN 35'0 approx (10.67m approx)**

## **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a

transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <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		



Ground Floor First Floor

Beamish Road, N9

Approximate Gross Internal Floor Area : 69.30 sq m / 745.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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