



Cornwallis Road, N9 0JJ  
London





## Cornwallis Road, N9 0JJ

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 1900's Build
- Two Reception Rooms
- Ground Floor Shower/Utility Room
- First Floor Ensuite Bathroom
- Gas Central Heating & Double Glazing
- 30ft Rear Garden
- Chain Free
- Council Tax Band C

£390,000



KINGS are pleased to present this Two Double Bedroom Terraced House situated within WALKING DISTANCE of Edmonton Green shopping centre and train station. This CHAIN FREE 1900's built period property features TWO RECEPTION ROOMS, a good sized separate kitchen leading to a GROUND FLOOR SHOWER/UTILITY ROOM, a FIRST FLOOR ENSUITE BATHROOM and a 30ft rear garden. Further benefits include built in storage, gas central heating and double glazing.

Due to the central location with local shops, bus routes and amenities close by, we feel that this makes an ideal home or investment with the potential to make it your own. The promising Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

**ENTRANCE HALL 10'3 x 2'8 (3.12m x 0.81m)**

**RECEPTION ROOM ONE 11'5 x 9'11 (3.48m x 3.02m)**

**RECEPTION ROOM TWO 13'1 x 9'7 (3.99m x 2.92m)**

**KITCHEN 9'11 x 7'10 (3.02m x 2.39m)**

**SHOWER/UTILITY ROOM 8'3 x 8'0 (2.51m x 2.44m)**

**FIRST FLOOR LANDING 2'8 x 2'8 (0.81m x 0.81m)**

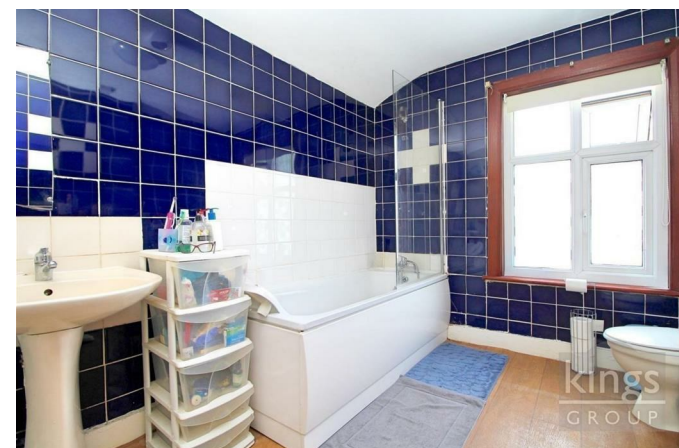
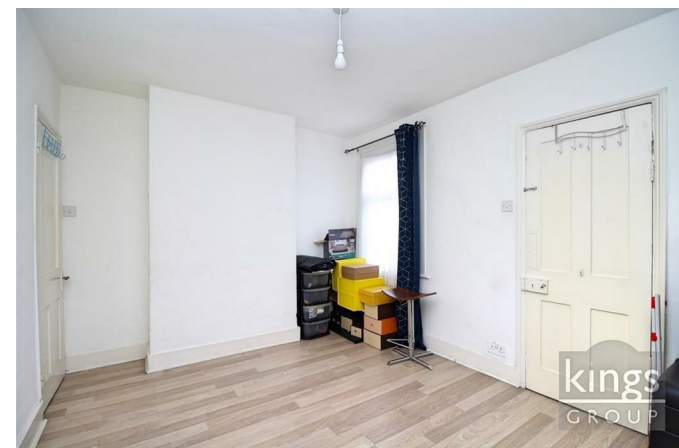
**BEDROOM ONE 13'2 x 11'7 (4.01m x 3.53m)**

**BEDROOM TWO 13'2 x 9'7 (4.01m x 2.92m)**

**BATHROOM 9'10 x 7'10 (3.00m x 2.39m)**

**GARDEN 30'0 x 14'0 approx (9.14m x 4.27m approx)**

**SHED 13'0 x 8'0 (3.96m x 2.44m)**



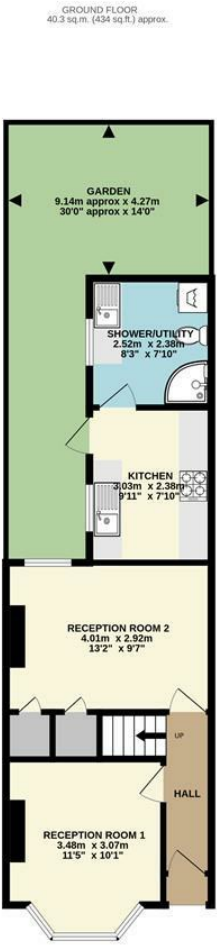


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GROUP





| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (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 |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |



CORNWALLIS ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 74.3 sq.m. (800 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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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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