



Stanley Road, N9 9AB
London

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GROUP



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- Kings Are Pleased To Present This
- Spacious Three/Four Bedroom Terraced House
- Larger Than Average 1900's Build
- 1,517 Sq Ft Of Internal Living Space
- Three Reception Rooms
- Ground Floor WC & First Floor Shower Room
- Separate Kitchen & Large Utility
- Walking Distance To Edmonton Green Train Station
- Sought After Location & Rarely Available
- Council Tax Band E

Offers Over £525,000



KINGS are pleased to present this LARGER THAN AVERAGE Three/Four Bedroom Terraced House in the sought after location of Stanley Road, N9. This SPACIOUS bay fronted 1900's built home offers an IMPRESSIVE 1,517 SQ FT of internal living space, an excellent choice for families or investors seeking a more substantial and versatile property. There is plenty of POTENTIAL to adapt and extend this charming accommodation (stp).

The ground floor features a generous THREE RECEPTION ROOMS providing multiple living and dining spaces, a separate fitted kitchen leading to a large light filled utility room, a DOWNSTAIRS WC and a 26ft rear garden. On the first floor, there are three well proportioned double bedrooms, the main shower room and loft access.

This property is within WALKING DISTANCE of Edmonton Green train station with a regular service to the city as well as offering easy access to the A10 and A406. Edmonton Green shopping centre offers a range of shops and restaurants are also close by. We feel that this is an ideal home or investment being centrally located to all amenities including the popular Latymer School.

Combining size, potential, and a convenient location, this period property is a rare find and not to be missed!

Council Tax Band E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

ENTRANCE HALLWAY

RECEPTION ROOM ONE 13'3 x 12'3 (4.04m x 3.73m)

DINING ROOM 13'2 x 10'0 (4.01m x 3.05m)

RECEPTION ROOM / BEDROOM 12'5 x 11'0 (3.78m x 3.35m)

KITCHEN 9'0 x 7'10 (2.74m x 2.39m)

UTILITY ROOM 15'2 x 9'0 (4.62m x 2.74m)

WC 4'6 x 2'11 (1.37m x 0.89m)

FIRST FLOOR LANDING

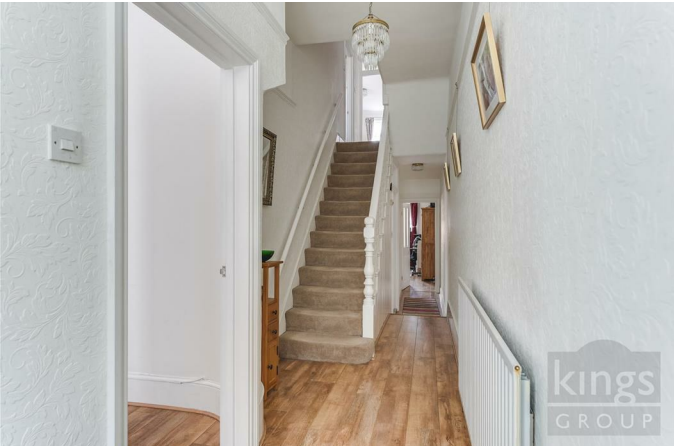
BEDROOM ONE 17'5 x 12'3 (5.31m x 3.73m)

BEDROOM TWO 13'0 x 10'4 (3.96m x 3.15m)

BEDROOM THREE 13'11 x 11'0 (4.24m x 3.35m)

SHOWER ROOM 7'9 x 5'1 (2.36m x 1.55m)

GARDEN 26'3 (8.00m)





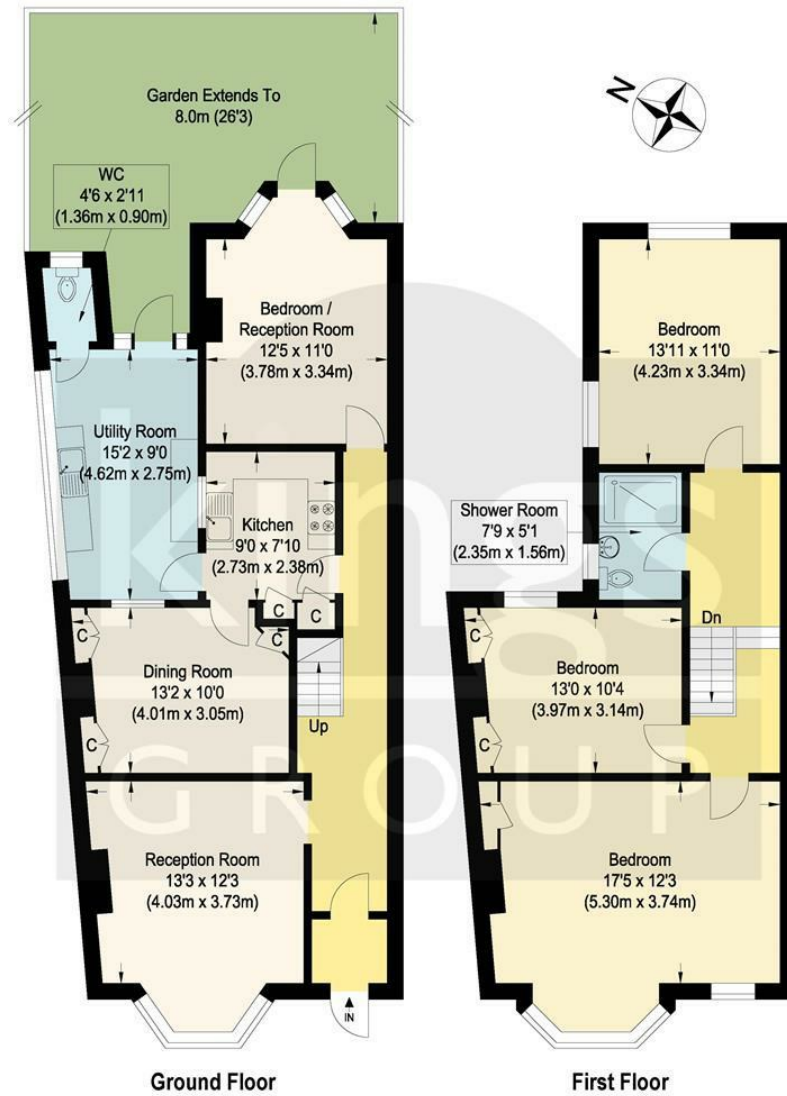
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor Stanley Road First Floor

Approximate Gross Internal Floor Area : 141.0 sq m / 1517.71 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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