



Hertford Road, N9 7HL  
London





HOME



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# Hertford Road, N9 7HL

**\*\*CASH BUYERS ONLY\*\*** KINGS are proud to present a RARE OPPORTUNITY to acquire this FREEHOLD Four Bedroom Townhouse with a lower ground floor One Bedroom Apartment. This historic Grade II listed Georgian period property built circa 1826-1851, is one of an original twenty five properties within a protected Conservation Area known collectively as 'The Crescent'.

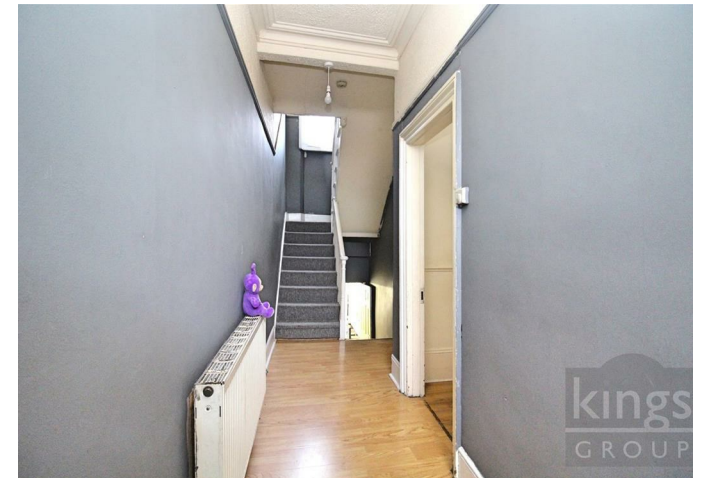
This gated property has an impressive frontage and boasts approx. 2000 SQ FT OF INTERNAL SPACE arranged over FOUR FLOORS, with TWO PARKING SPACES and access from the rear via Bounces Lane. Featuring TWO RECEPTION ROOMS, a 16ft kitchen, a ground floor bedroom, four large bedrooms over the first and second floors with a full width BALCONY TO THE MASTER.

Further highlights include HIGH CEILINGS, sash windows, gas central heating and a good sized rear garden. The lower ground floor flat comprises a 16ft x 14ft reception room, separate kitchen, a double bedroom leading on to the bathroom, and hall access to the garden.

The Crescent must surely rank as one of the most unique residential terraces in the Borough of Enfield, usually only found within Inner London. It is a stone's throw from EDMONTON GREEN TRAIN STATION with good road access to the A10 and A406 North Circular Road, Jubilee Park and local shops are also within walking distance.

Council Tax Band F  
Townhouse currently tenanted at £22,800 per annum  
Lower ground floor flat is currently for let/vacant

£625,000



- **\*\*Cash Buyers Only\*\***
- **Four Bedroom Townhouse**
- **Rare Georgian Build Circa 1826-1851**
- **Two Parking Spaces Behind Garden With Rear Access**
- **Walking Distance To Edmonton Green**

**FRONT DOOR TO:**

**ENTRANCE HALLWAY 28'9 x 5'8 (8.76m x 1.73m)**

With coved and textured ceiling, single radiator, stairs to first floor landing, power points, laminated wood style flooring.

**RECEPTION ROOM ONE 14'10 x 11'6 (4.52m x 3.51m)**

With single glazed window to front, coved ceiling, single radiator, dado rail, TV point, phone point, power points, laminated wood style flooring.

**RECEPTION ROOM TWO 12'5 x 9'11 (3.78m x 3.02m)**

With single glazed window to rear, coved ceiling, single radiator, power points, laminated wood style flooring.

**KITCHEN 16'7 x 7'1 (5.05m x 2.16m)**

With single glazed window to rear, single radiator, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob/ electric oven, plumbed for washing machine, space for fridge/freezer, power points, tiled flooring

**HALLWAY 8'0 x 3'6 (2.44m x 1.07m)**

With single glazed door leading to garden, lino flooring.

**BATHROOM 7'7 x 5'0 (2.31m x 1.52m)**

With double glazed opaque window to rear, single radiator, fully tiled walls, panel enclosed bath with mixer tap and shower attached, low level W.C, tiled flooring.

**FIRST FLOOR LANDING 12'3 x 5'8 (3.73m x 1.73m)**

With single glazed window to rear, textured ceiling, picture rail, stairs to first floor landing, carpeted flooring.

**BEDROOM ONE 16'5 x 15'1 (5.00m x 4.60m)**

With two single glazed windows to front, textured ceiling, double radiator, power points, laminated wood style flooring.

- **Kings Are Proud To Present This**
- **With A Lower Ground Floor One Bedroom Apartment**
- **Approx 2000 Sq Ft Internal Floor Space**
- **Grade II Listed Gated Conservation Area**
- **Council Tax Band F**

**BEDROOM TWO 12'3 x 10'4 (3.73m x 3.15m)**

With single glazed window to rear, single radiator, power points, laminated wood style flooring.

**SECOND FLOOR LANDING 12'4 x 5'8 (3.76m x 1.73m)**

With single glazed window to rear, loft and roof access, carpeted flooring.

**BEDROOM THREE 16'0 x 14'10 (4.88m x 4.52m)**

With two single glazed patio door to balcony, coved and textured ceiling, single radiator, power points laminated wood style flooring.

**BEDROOM FOUR 12'2 x 9'11 (3.71m x 3.02m)**

With single glazed window to rear, double radiator, power points, laminated wood style flooring.

**EXTERIOR: GARDEN**

Mainly laid to lawn with plant and shrub borders, patio area, outside tap and lighting, rear access and parking access.

**LOWER GROUND FLOOR FLAT:**

With lounge, bedroom, kitchen and bathroom

**RECEPTION ROOM 16'1 x 14'7 (4.90m x 4.45m)**

**KITCHENETTE 11'11 x 5'8 (3.63m x 1.73m)**

**BEDROOM 11'11 x 9'8 (3.63m x 2.95m)**

**BATHROOM 8'10 x 8'1 (2.69m x 2.46m)**





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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 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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