



St. Joseph's Road, N9 8NH  
London







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## St. Joseph's Road, N9 8NH

- Kings Are Pleased To Present This
- Two Bedroom Split Level Maisonette
- Own Private Garden & Residents Parking
- Modern Refitted Kitchen
- Upstairs Bathroom & Additional WC
- Spacious Lounge/Diner
- Double Glazing, Gas Central Heating & Built In Storage
- 83 Year Lease
- £2,016.60pa Service Charge, £10pa Ground Rent
- Council Tax Band C

£300,000





KINGS are pleased to present this STUNNING Two Bedroom SPLIT LEVEL MAISONETTE WITH A PRIVATE GARDEN. This very well presented and spacious property is laid out over the ground and first floor featuring a MODERN REFITTED KITCHEN with some integrated appliances and a generously sized lounge/diner with garden access. Upstairs there is a family bathroom and ADDITIONAL WC. Further benefits include gas central heating, double glazing, built in storage and RESIDENTS PARKING.

The promising N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within easy reach along with an array of local shops for convenience along Hertford Road. The 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

Lease - 83 Years Remaining (125 years from 13 June 1983)

Ground Rent - £10 Per Annum

Service Charge - £2,016.60 Per Annum/£168.05 Per Month

Construction Type - Standard (Brick, Tile), Ex-Local Authority

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

**FRONT GARDEN 14'9 x 9'1 (4.50m x 2.77m)**

**ENTRANCE HALLWAY**

**KITCHEN 11'4 x 8'9 (3.45m x 2.67m)**

**RECEPTION / DINING ROOM 15'6 x 14'8 (4.72m x 4.47m)**

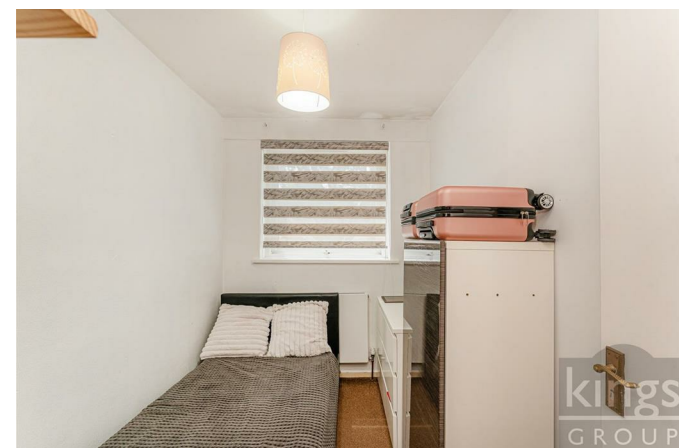
**FIRST FLOOR LANDING**

**BEDROOM ONE 14'8 x 10'3 (4.47m x 3.12m)**

**BEDROOM TWO 14'8 x 9'6 (4.47m x 2.90m)**

**BATHROOM 8'8 x 7'5 (2.64m x 2.26m)**

**GARDEN 15'8 x 15'5 (4.78m x 4.70m)**







RISE UP AND  
pray

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LOVE IS *patient*  
LOVE IS *kind*  
1 Corinthians 13:4



the kings  
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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>		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor First Floor

St. Josephs Road

Approximate Gross Internal Floor Area : 74.60 sq m / 802.98 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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