



Westminster Road, N9 8RA  
London





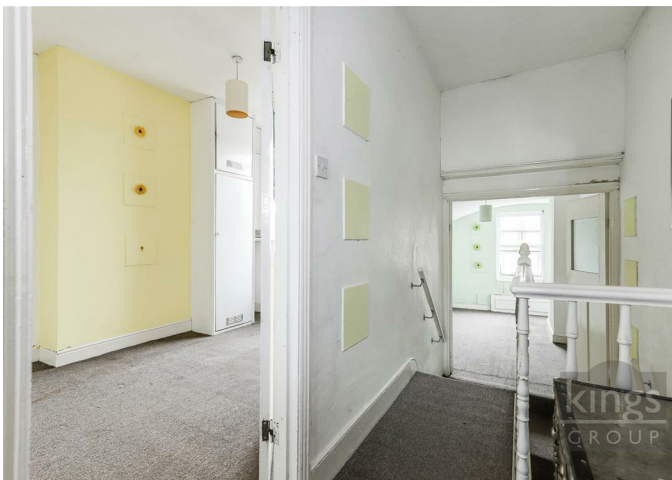
## Westminster Road, N9 8RA

**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are delighted to offer this Three Bedroom Terraced House situated close to Edmonton Green with its train station, bus links and shopping centre all within easy reach. This bay fronted Victorian built family home is in need of refurbishment and is available with NO ONWARD CHAIN.

On entering the property via the hall you are presented with a 24FT THROUGH LOUNGE, a separate fitted kitchen leading on to a GROUND FLOOR BATHROOM, good sized bedrooms to the first floor and a 25ft rear garden. Further features include gas central heating and double glazing. We feel that this would be perfect for a family looking for a house to make their own or as an investment opportunity.

Council Tax Band - D

Offers In Excess Of £400,000



- Kings Are Delighted To Offer This
- Victorian Build
- Ground Floor Bathroom
- Gas Central Heating & Double Glazing
- Chain Free

- Three Bedroom Terraced House
- 24ft Through Lounge
- 25ft Rear Garden
- In Need Of Refurbishment
- Council Tax Band D

**ENTRANCE HALL**

**THROUGH LOUNGE 24'5 x 11'4 (7.44m x 3.45m)**

**KITCHEN 9'10 x 7'9 (3.00m x 2.36m)**

**HALL**

**BATHROOM 8'10 x 7'5 (2.69m x 2.26m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 14'3 x 12'8 (4.34m x 3.86m)**

**BEDROOM TWO 11'4 x 9'0 (3.45m x 2.74m)**

**BEDROM THREE 13'3 x 7'10 (4.04m x 2.39m)**

**GARDEN 25'0 approx (7.62m approx)**





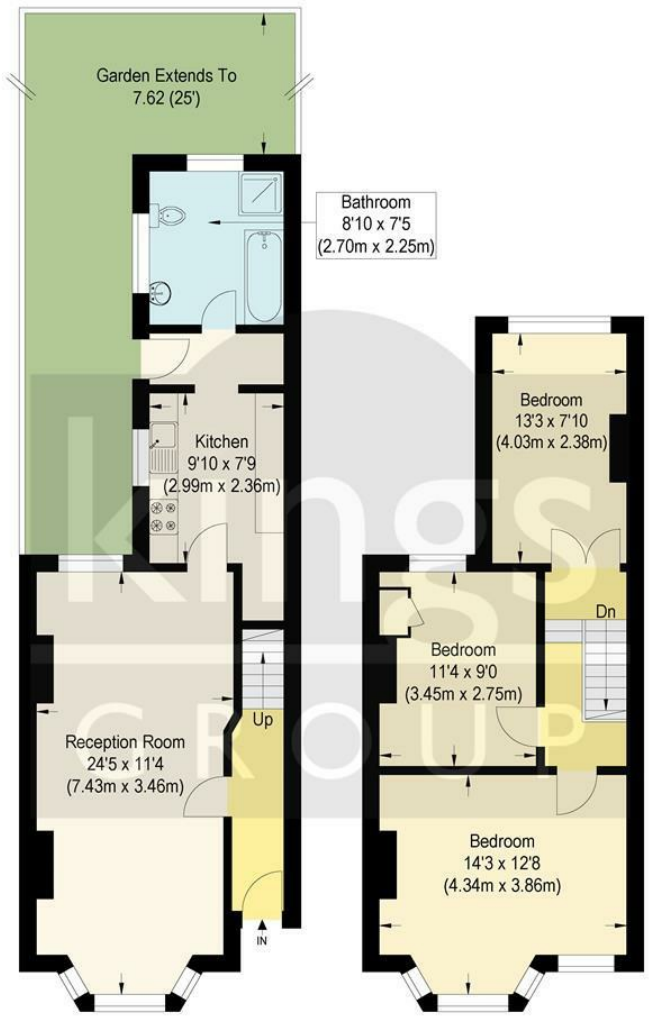
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81 plus)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



Ground Floor First Floor

**Westminster Road**

Approximate Gross Internal Floor Area : 86.60 sq m / 932.15 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.

6 Church Street, Edmonton, London, N9

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T: 02083500100

E:

www.kings-group.net

