



Valley House, N9 0EA  
London





## Valley House, N9 0EA

- Kings Are Pleased To Present This
- Impressive Three Bedroom Split Level Maisonette
- Situated On The First & Second Floors
- Spacious Open Plan Kitchen/Dining/Living Space
- Modern Bathroom and Kitchen
- Own Separate Garden & Store Shed
- Double Glazing, Gas Central Heating & Built In Storage
- 83 Year Lease
- Service Charge £1669.34pa, Ground Rent £10pa
- Council Tax Band C

Offers In Excess Of £299,995



KINGS are pleased to present this IMMACULATE THREE BEDROOM SPLIT LEVEL MAISONETTE situated within Valley House N9, complete with a private balcony and OWN PRIVATE GARDEN. The impressive and stylish property is arranged over two floors and has been finished to a high standard throughout.

The lower level offers a SPACIOUS OPEN PLAN KITCHEN/DINING/LIVING AREA, creating the perfect space for both everyday living and entertaining, with direct access to the balcony. The contemporary kitchen is fully fitted and complements the sleek and bright living space. Upstairs, the property comprises three well proportioned bedrooms along with a MODERN FAMILY BATHROOM, all presented in excellent condition.

Further benefits include gas central heating, double glazing, AMPLE BUILT IN STORAGE, TWO OUTDOOR STORE SHEDS, and access to the separate private garden, adding to the practicality of the home.

Conveniently located, the property is within easy reach of Edmonton Green Train Station and Shopping Centre, along with a wide range of local shops and amenities. The area has seen significant regeneration in recent years, making it an increasingly desirable place to live with improved transport links and community facilities.

Council Tax Band C

EPC Rating C

Lease - 83 Years Remaining (125 years from 15 October 1984)

Service Charge - £1,669.34 Per Annum (£139.11 Per Month)

Ground Rent - £10 Per Annum

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

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

**ENTRANCE HALL**

**KITCHEN/DINER/LIVING 23'2 x 17'5 (7.06m x 5.31m)**

**BALCONY 3'9 x 7'6 (1.14m x 2.29m)**

**LANDING**

**BEDROOM ONE 9' x 7'8 (2.74m x 2.34m)**

**BEDROOM TWO 14'9 x 9'4 (4.50m x 2.84m)**

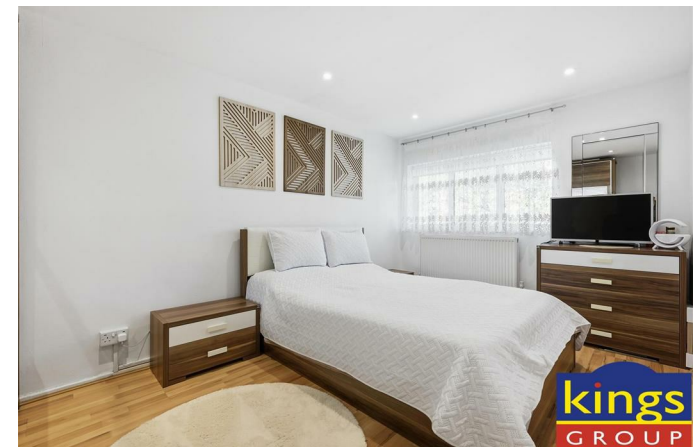
**BEDROOM THREE 12'8 x 8'9 (3.86m x 2.67m)**

**BATHROOM 5'11 x 8'2 (1.80m x 2.49m)**

**INTEGRAL STORE SHED**

**SEPARATE STORE SHED**

**SEPARATE GARDEN PLOT**

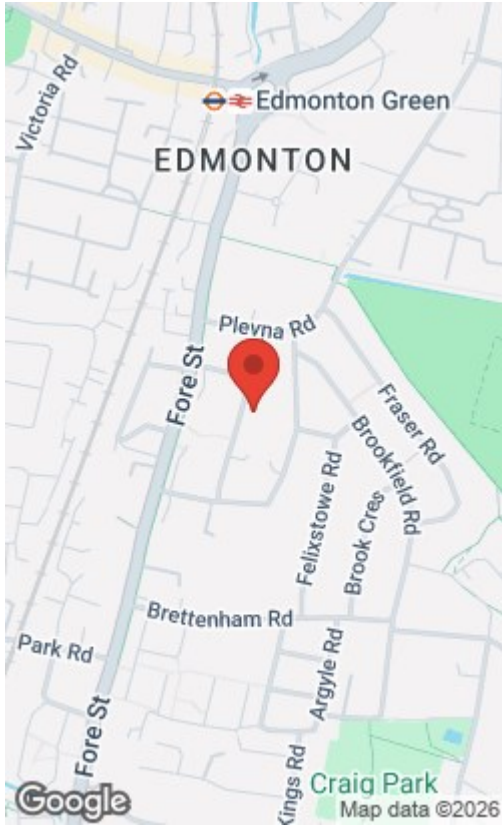








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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	
<b>78</b>	<b>78</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



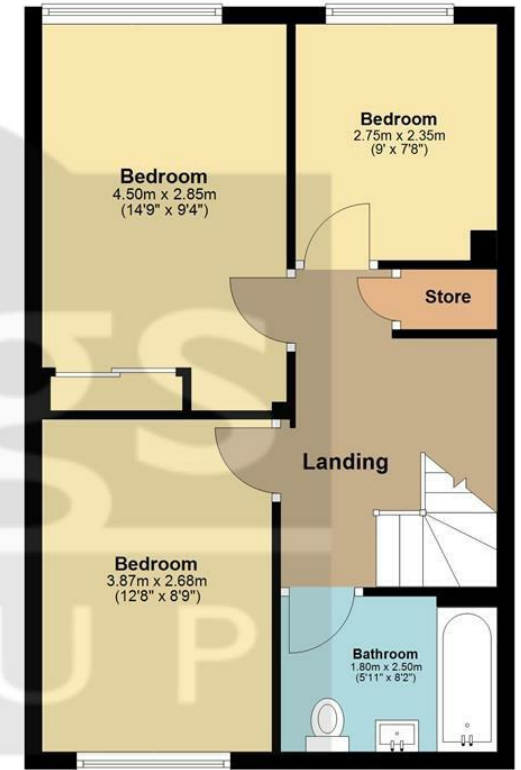
### First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)  
(excluding Balcony)



### Second Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 80.7 sq. metres (868.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

## Valley House

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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