



St. Peter's Road, N9 8JJ  
London

FOR SALE  
kings  
GROUP  
020 8350 0100

kings  
GROUP



## St. Peter's Road, N9 8JJ

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Build
- 25ft Through Lounge
- Extended Kitchen & Utility Space
- Ground Floor Bathroom
- 42ft Rear Garden
- Gas Central Heating & Double Glazing
- Chain Free
- Council Tax Band C

Offers Over £399,995



KINGS are pleased to present this Three Bedroom Terraced House situated close to Edmonton Green with its train station, bus links and shopping centre all within easy reach. This Victorian built property is available CHAIN FREE and comprises an entrance hall, a 25FT THROUGH LOUNGE, an EXTENDED KITCHEN leading on to a utility area, a ground floor bathroom and a 42ft rear garden. Further features include gas central heating and double glazed windows.

The period property is within walking distance of local shops and bus routes, along with easy access to the A10 and A406 North Circular Roads for commuters. 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

Construction Type - Standard (Brick, Tile)

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

**ENTRANCE HALLWAY**

**THROUGH LOUNGE 25'1 x 10'7 (7.65m x 3.23m)**

**KITCHEN 14'1 x 7'1 (4.29m x 2.16m)**

**UTILITY 10'8 x 3'7 (3.25m x 1.09m)**

**BATHROOM 10'2 x 7'1 (3.10m x 2.16m)**

**BEDROOM ONE 14'1 x 11'2 (4.29m x 3.40m)**

**BEDROOM TWO 11'4 x 8'8 (3.45m x 2.64m)**

**BEDROOM THREE 9'3 x 8'1 (2.82m x 2.46m)**

**GARDEN 42'1 x 14'5 (12.83m x 4.39m)**





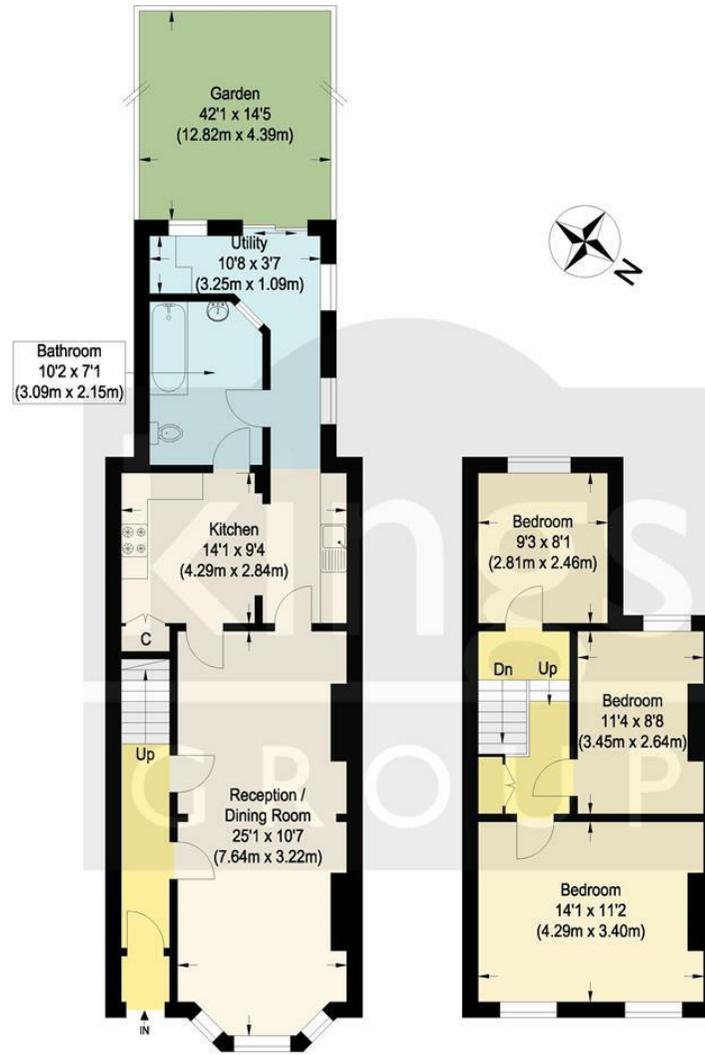
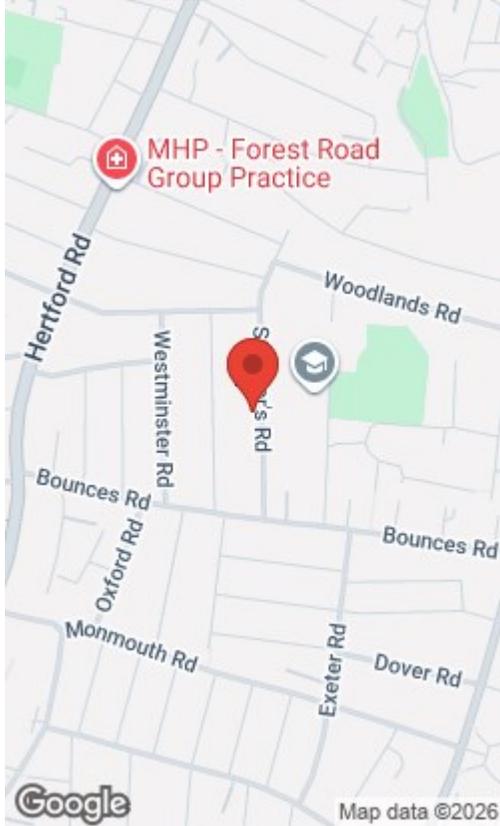
kings  
GROUP



kings  
GROUP



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>81</b>	<b>62</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor

First Floor

### St. Peters Road

Approximate Gross Internal Floor Area : 96.0 sq m / 1033.33 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 9DX

T: 02083500100

E:

www.kings-group.net

