



Cornwallis Grove, N9 0JS  
London









## Cornwallis Grove, N9 0JS

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- 21ft Through Lounge
- Modern Ground Floor Shower Room
- Rear Garden
- Close Proximity To Local Amenities
- Gas Central Heating & Double Glazing
- Chain Free
- Council Tax Band C

£400,000



KINGS are pleased to present this Three Bedroom Terraced House situated on Cornwallis Grove N9, available on a CHAIN FREE basis. The bright and spacious 1900's built bay fronted property offers plenty of internal living space and POTENTIAL throughout, making it an ideal purchase for first time buyers, home movers or investors alike.

The ground floor comprises a generous 21FT OPEN PLAN THROUGH LOUNGE with double doors leading to the garden, a good sized kitchen with a rare bay window to the side, and a refitted MODERN SHOWER ROOM. On the first floor, there are three well proportioned bedrooms.

Local shops and bus routes are close by on nearby Bounces Road whilst Edmonton Green train station, bus terminal and shopping centre are all just a short walk away. The property is also ideally situated for easy access to the A406 North Circular Road and A10 for commuters.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

THROUGH LOUNGE 21'4 x 13'11 (6.50m x 4.24m)

KITCHEN 9'6 x 7'7 (2.90m x 2.31m )

BATHROOM 7'9 x 7'7 (2.36m x 2.31m)

#### FIRST FLOOR LANDING

BEDROOM ONE 10'3 x 12'9 (3.12m x 3.89m )

BEDROOM TWO 10'8 x 7'10 (3.25m x 2.39m )

BEDROOM THREE 9'1 x 7'4 (2.77m x 2.24m )

GARDEN







MANAGED BY  
ADAM KENNEDY  
020 8804 1874











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



Total area: approx. 72.4 sq. metres (779.8 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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**Cornwallis Grove**

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