



Hendon Road, N9 7AU
London

ROAD 219

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GROUP



Hendon Road, N9 7AU

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- 22ft Open Plan Living/Dining Room
- Extended Kitchen
- Ground Floor Bathroom
- Private Rear Garden
- Double Glazed Windows & Gas Central Heating
- Walking Distance To Edmonton Green Station
- Chain Free

£400,000



KINGS are pleased to present this Three Bedroom Terraced House, ideally situated within walking distance of Edmonton Green. The 1900's built period property needs renovation offering potential, and is available with NO ONWARD CHAIN. Comprising a 22FT THROUGH LOUNGE, an extended kitchen, a GROUND FLOOR BATHROOM, three good sized bedrooms, a paved rear garden, gas central heating, and double glazing throughout.

The property is conveniently located for local shops, supermarkets, restaurants, leisure facilities, and schools for all ages. Excellent transport connections provide easy access into Central London via rail and bus services, while the nearby A10 and North Circular offer convenient road links across the capital. The area has also benefited from significant regeneration in recent years, further enhancing its appeal for both homeowners and investors alike.

Council Tax Band C

EPC Rating D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

LIVING ROOM 9'10 x 11'6 (3.00m x 3.51m)

DINING ROOM 11'6 x 11'6 (3.51m x 3.51m)

KITCHEN 13'1 x 7'3 (3.99m x 2.21m)

BATHROOM 9'10 x 6'11 (3.00m x 2.11m)

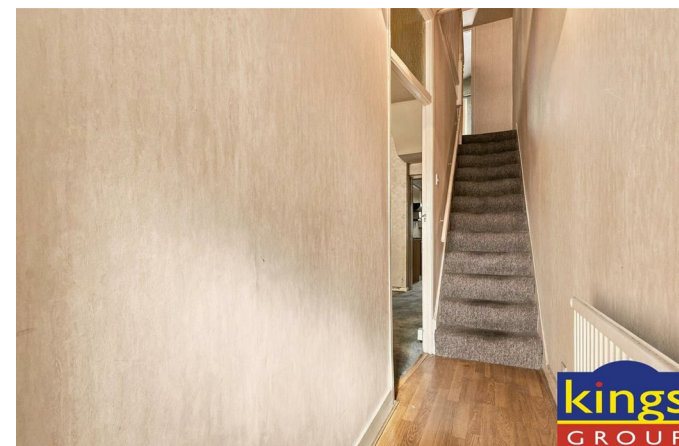
FIRST FLOOR LANDING

BEDROOM ONE 9'10 x 14'5 (3.00m x 4.39m)

BEDROOM TWO 11'6 x 9'2 (3.51m x 2.79m)

BEDROOM THREE 8'6 x 6'11 (2.59m x 2.11m)

GARDEN 20'0 x 14'5 (6.10m x 4.39m)

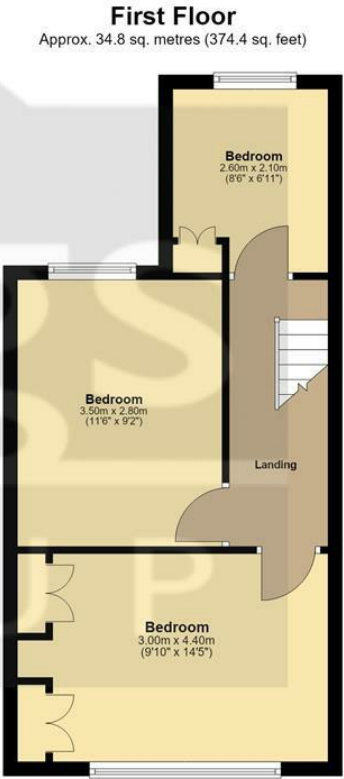
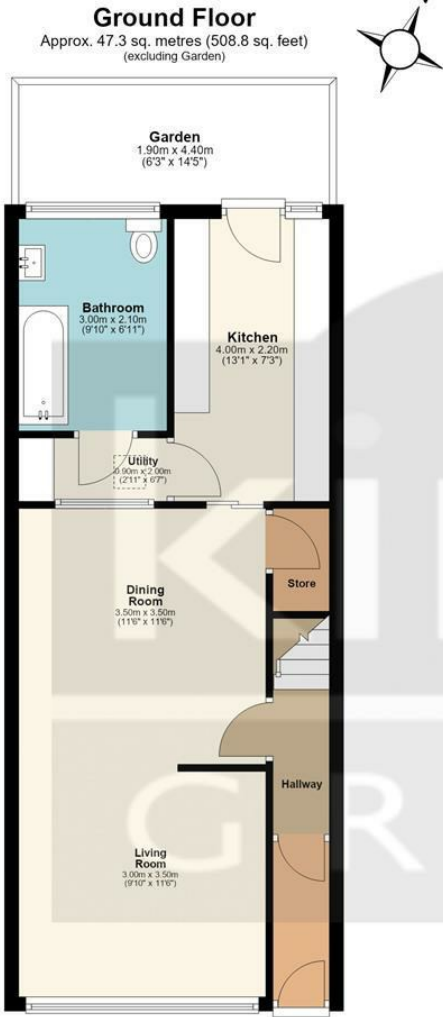
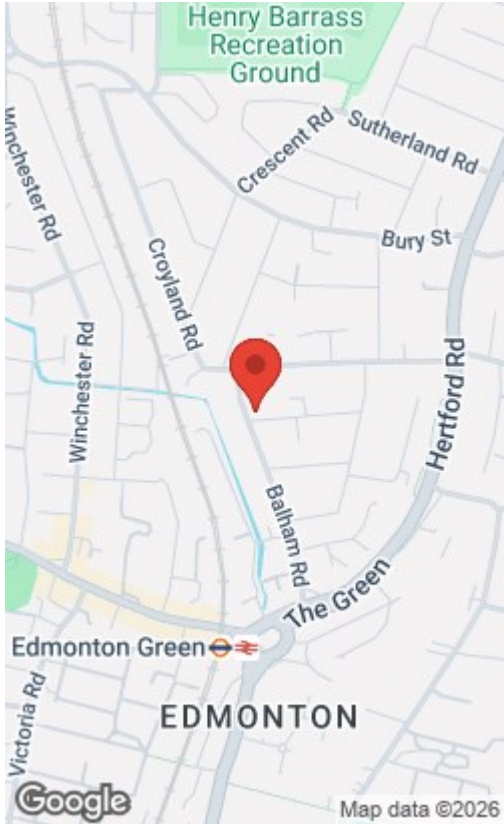








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 82.1 sq. metres (883.2 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.

Hendon Road

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

