



Nightingale Road, N9 8PP
London

kings
GROUP

GRC



Nightingale Road, N9 8PP

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Bay Fronted
- Spacious Open Plan Dining/Living Space
- 17ft Conservatory
- Loft Room
- First Floor Bathroom & Ground Floor WC
- 32ft Garage/Outbuilding
- Gas Central Heating & Double Glazing
- Chain Free

Offers Over £399,995



KINGS are pleased to present this SPACIOUS Three Bedroom Terraced House with an ADDITIONAL LOFT ROOM and 32FT GARAGE, conveniently located on Nightingale Road in Lower Edmonton, N9. Offered with NO ONWARD CHAIN, this BAY FRONTED family home offers generous living space and plenty of POTENTIAL for buyers looking to modernise and add their own personal touch, with further SCOPE TO EXTEND (STP).

The ground floor features a SPACIOUS OPEN PLAN LIVING/DINING SPACE, separate kitchen and a 17FT CONSERVATORY. The first floor comprises THREE BEDROOMS and a FAMILY BATHROOM, while the SECOND FLOOR LOFT ROOM provides useful additional space ideal for a variety of uses. There is also a convenient GROUND FLOOR WC. Outside, the property benefits from a REAR GARDEN with access to a substantial 32FT GARAGE/OUTBUILDING, providing excellent storage or workshop space. Further benefits include DOUBLE GLAZING and GAS CENTRAL HEATING.

Ideally located within easy reach of Edmonton Green Shopping Centre and Edmonton Green train station, local schools and a range of amenities along Hertford Road. Lea Valley Leisure Complex is close by for locals to enjoy, while the A10 and A406 are easily accessible, providing excellent transport links across London and beyond.

Council Tax Band D
EPC Rating – D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Low



- PORCH
- ENTRANCE HALL
- LIVING ROOM 10'2 x 11'2 (3.10m x 3.40m)
- DINING ROOM 12'2 x 11'2 (3.71m x 3.40m)
- KITCHEN 8'10 x 5'8 (2.69m x 1.73m)
- FIRST FLOOR LANDING
- BEDROOM ONE 9'7 x 10'5 (2.92m x 3.18m)
- BEDROOM TWO 10'11 x 10'5 (3.33m x 3.18m)

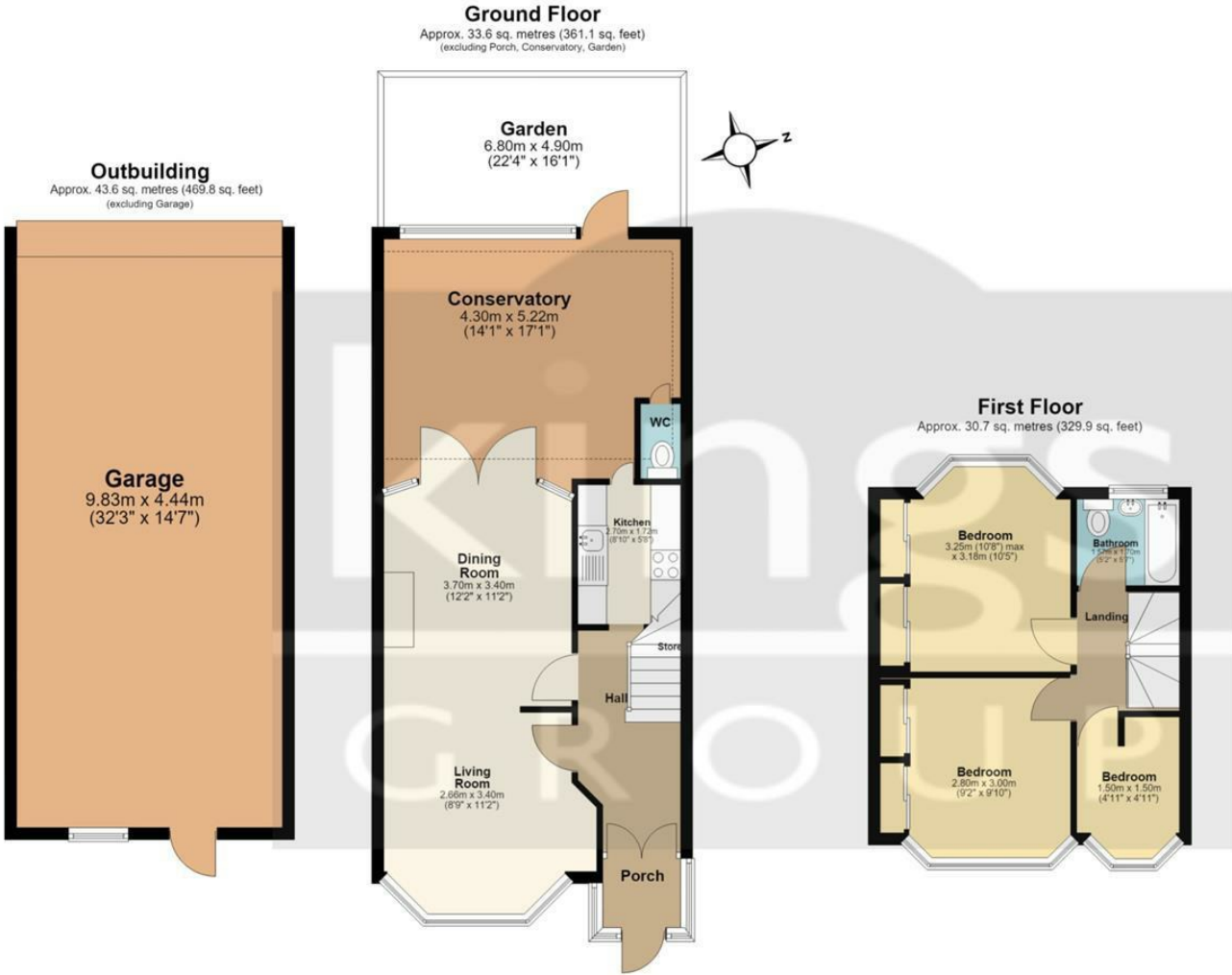
- BEDROOM THREE 6'10 x 5'8 (2.08m x 1.73m)
- LOFT ROOM 9'9 x 13'3 (2.97m x 4.04m)
- CONSERVATORY 14'1 x 17'1 (4.29m x 5.21m)
- GARAGE 32'3 x 14'7 (9.83m x 4.45m)
- GARDEN 22'4 x 16'1 (6.81m x 4.90m)







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		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) 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		



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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Nightingale 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.

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