



Church Street, N9 9HZ
London

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- Kings Are Delighted To Present This
- End Of Terrace Five Bedroom House
- Fully Licensed HMO With Planning Permission In Place
- High Yield Investment Or Spacious Family Home
- Generous & Versatile Layout Arranged Over Two Floors
- Double Bedrooms With Good Natural Light
- Good Size Rear Garden With Rear Access & Lean To
- Driveway Providing Off Street Parking & Garage
- Sought After Location Near Stations, Schools & Amenities
- Council Tax Band D

£700,000



KINGS are delighted to present this SUBSTANTIAL FIVE BEDROOM END OF TERRACE property, ideally situated on the ever popular Church Street, N9, on the borders of Winchmore Hill and Bush Hill Park. This impressive home is currently configured as a fully licensed HOUSE IN MULTIPLE OCCUPATION (HMO), with planning permission in place.

The property offers a GENEROUS and VERSATILE layout arranged over two floors, making it suitable as both a HIGH-YIELD HMO investment or a SPACIOUS FAMILY HOME. The ground floor comprises a welcoming entrance hall, a large fitted kitchen with a separate utility area, a convenient WC/shower room, and a spacious lounge with direct access to the rear garden. There are also well proportioned rooms on this level, offering flexibility in layout and use.

Planning permission has been granted for change of use from a single dwelling (Use Class C3) to a Sui Generis HMO for 7 occupants, including a TWO STOREY SIDE EXTENSION, REAR DORMER AND FRONT ROOFLIGHTS, providing excellent future potential.

To the first floor, the property features further DOUBLE BEDROOMS, all well sized with good natural light, alongside a family bathroom and additional storage space. Externally, the property benefits from a GOOD SIZE REAR GARDEN with rear access, a lean to providing additional covered space, as well as a DRIVEWAY providing OFF STREET PARKING for multiple vehicles and a garage. The property is presented in EXCELLENT CONDITION throughout, further benefiting from double glazing and gas central heating, allowing for immediate occupation or rental, with scope for cosmetic updating to add further value.

Situated to the west of the A10 Great Cambridge Road, the property is ideally located close to Winchmore Hill and Bush Hill Park stations, offering direct links into the City. Oakwood and Southgate Underground stations (Piccadilly Line) are also within easy reach. A range of schools, shops and local amenities are all nearby.

ENTRANCE HALL

SHOWER ROOM/WC 11'3" x 2'11" (3.43m x 0.90m)

KITCHEN 17'8" x 8'0" (5.38m x 2.44m)

LEAN-TO 13'2" x 3'11" (4.01m x 1.19m)

BEDROOM ONE 15'2" x 13'2" (4.62m x 4.01m)

BEDROOM TWO 13'4" x 10'9" (4.06m x 3.28m)

LOUNGE AREA 7'6" x 10'9" (2.29m x 3.28m)

FIRST FLOOR LANDING

BEDROOM THREE 9'5" x 7'1" (2.87m x 2.16m)

BEDROOM FOUR 14'10" x 10'1" (4.52m x 3.07m)

BEDROOM FIVE 13'5" x 9'4" (4.09m x 2.84m)

BATHROOM 8'4" x 7'10" (2.54m x 2.39m)

GARDEN 97'1 x 23'3 (29.59m x 7.09m)

GARAGE 20'4 x 6'7" (6.20m x 2.01m)



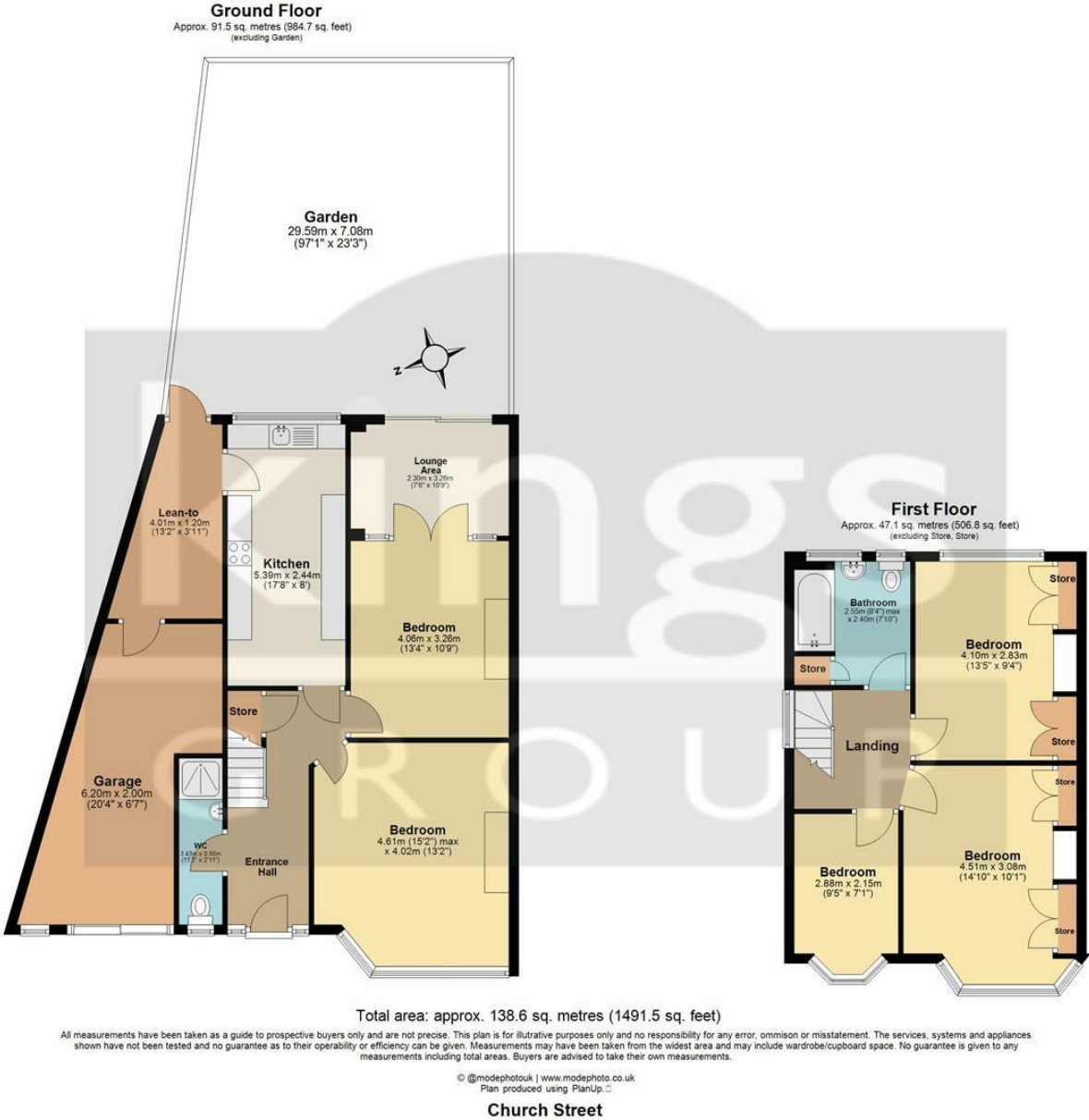
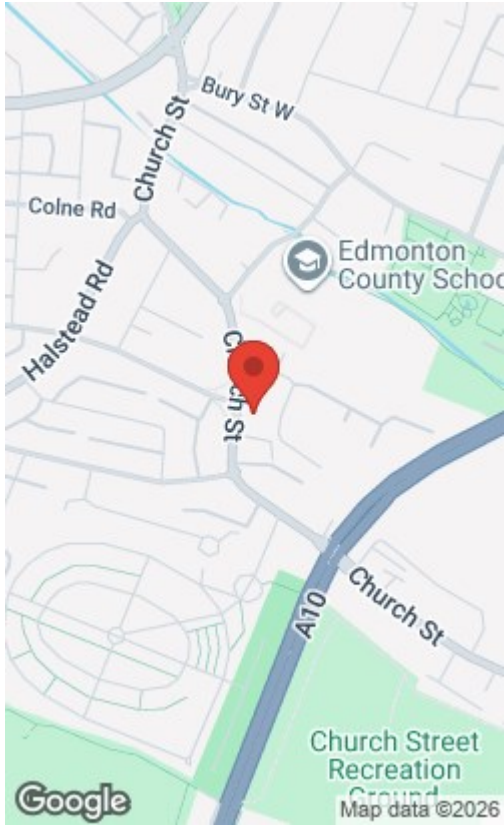






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	64	
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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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