



Church Street, N9 9HZ  
London



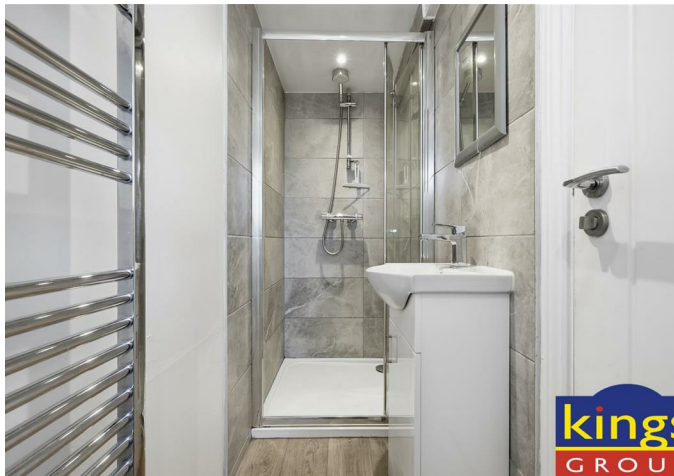


kings  
GROUP

# Church Street, N9 9HZ

- 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



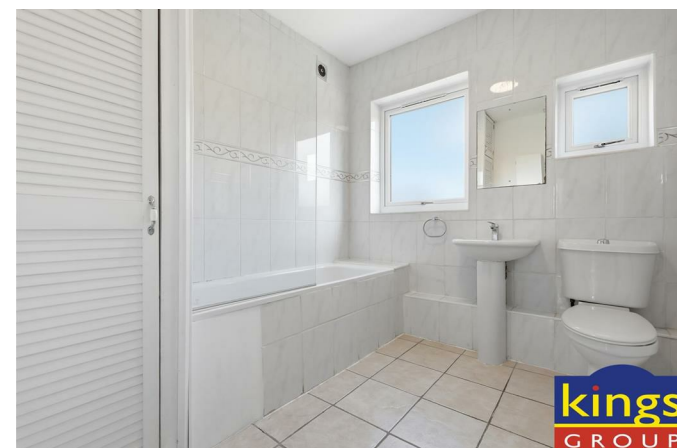
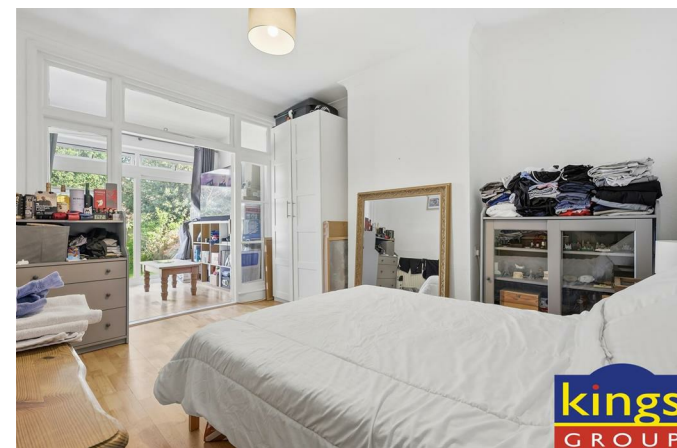
KINGS are delighted to present this SUBSTANTIAL FIVE BEDROOM END OF TERRACE property, ideally situated on the ever popular Church Street, N9, on the borders of Winchmore Hill and Bush Hill Park. This impressive home is currently configured as a fully licensed HOUSE IN MULTIPLE OCCUPATION (HMO), with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

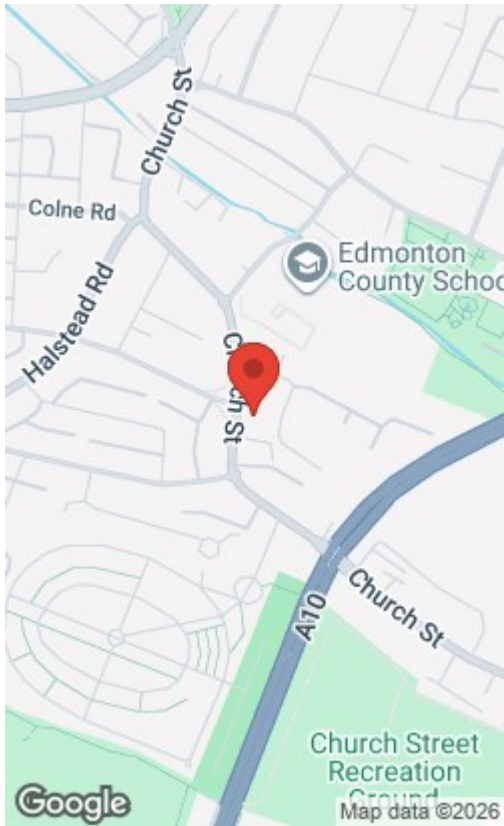
**GARAGE 20'4 x 6'7" (6.20m x 2.01m)**







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>82</b>	<b>64</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**Ground Floor**  
Approx. 91.5 sq. metres (984.7 sq. feet)  
(excluding Garden)



Total area: approx. 138.6 sq. metres (1491.5 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.

Church Street

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