



Lambs Terrace, N9 9UG  
Edmonton





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GROUP

# Lambs Terrace, N9 9UG

- Kings Are Pleased To Present This
- Two Bedroom End Of Terrace House
- In Need Of Modernisation
- 17ft Kitchen/Diner
- First Floor Bathroom & Ground Floor WC
- Gas Central Heating & Partial Double Glazing
- Potential To Extend & Improve (stp)
- Large 62ft Garden With Side Access
- Chain Free
- Council Tax Band C

£400,000



Kings are pleased to present this Two Bedroom End Of Terrace House, in need of modernisation and available CHAIN FREE. The property features a bay fronted lounge, a spacious 17ft kitchen/diner, a first floor bathroom and a convenient ground floor WC, gas central heating and partial double glazing. There's a large 62ft garden with side access offering the POTENTIAL TO EXTEND (stp).

Situated along Great Cambridge Road this property's location is ideal for amenities, offering easy access to local shops, green spaces, popular schools including Latymer School, public transport and direct road links such as the A406 and A10. This is a fantastic opportunity for anyone looking to invest in a property with room to grow or for those looking to make a house a home.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Medium

**ENTRANCE HALL 3'7 x 3'9 (1.09m x 1.14m)**

**LOUNGE 16'1 x 14'0 (4.90m x 4.27m)**

**KITCHEN/DINER 17'1 x 7'10 (5.21m x 2.39m)**

**WC 2'7 x 2'5 (0.79m x 0.74m)**

**FIRST FLOOR LANDING 7'4 x 2'9 (2.24m x 0.84m)**

**BEDROOM ONE 14'2 x 10'10 (4.32m x 3.30m)**

**BEDROOM TWO 11'1 x 9'5 (3.38m x 2.87m)**

**BATHROOM 8'1 x 7'4 (2.46m x 2.24m)**

**GARDEN 62'0 x 30'0 + 20'0 x 11'0 (18.90m x 9.14m + 6.10m x 3.35m)**





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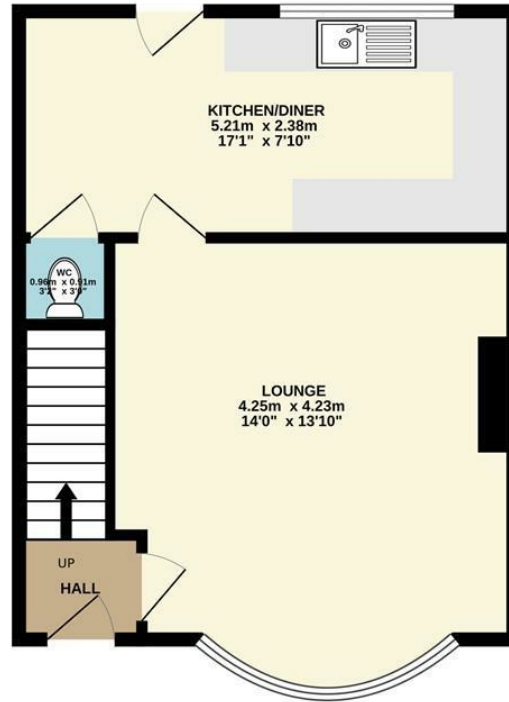
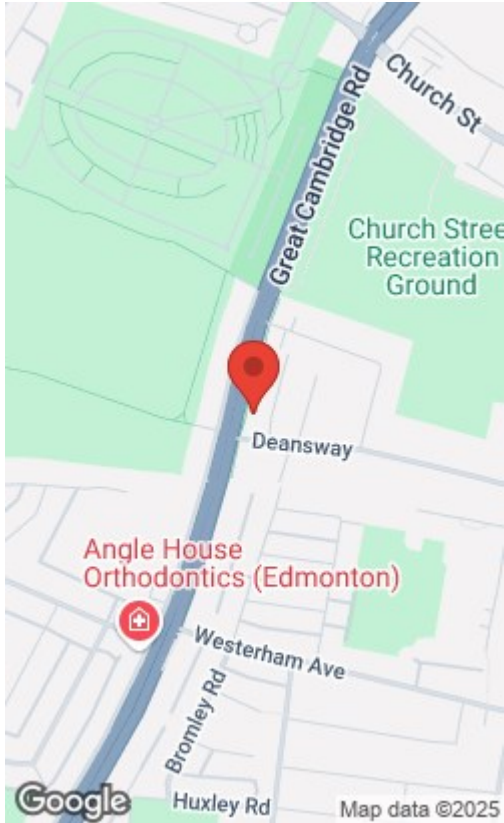
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] <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>88</b>	<b>58</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
35.1 sq.m. (378 sq.ft.) approx.

1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



LAMBS TERRACE, EDMONTON, N9

TOTAL FLOOR AREA : 69.2 sq.m. (745 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

