

Grosvenor Road, N9 8RG
London

kings
GROUP


kings
GROUP

Grosvenor Road, N9 8RG

- Kings Are Pleased To Present This
- Five Bedroom Mid Terraced House
- 1900's Build
- Bay Fronted
- Two Reception Rooms
- En-Suite On First and Second Floor
- 20ft Fitted Kitchen
- Council Tax Band D
- Walking Distance To Local Amenities
- Easy Access to Edmonton Green Train Station

£525,000









KINGS are pleased to present this REFURBISHED FIVE BEDROOM MID TERRACED HOUSE situated in Edmonton N9, offering SPACIOUS AND VERSATILE ACCOMMODATION arranged over THREE FLOORS. This 1900's built home has been EXTENDED INTO THE LOFT and features a BAY FRONTED RECEPTION ROOM alongside an impressive 20FT FITTED KITCHEN with direct access to the rear garden.

The first and second floors provide FIVE WELL PROPORTIONED BEDROOMS, complemented by FIVE BATHROOMS throughout the property. Having been REFURBISHED and finished to a MODERN STANDARD THROUGHOUT, the property offers a generous and flexible layout with excellent bedroom and living accommodation across all three floors.

The property is NO LONGER AN HMO and is offered as a SPACIOUS FAMILY HOME. The accommodation retains a versatile layout with FIVE BEDROOMS and FIVE BATHROOMS, providing excellent flexibility for larger families and buyers looking for generous living space across three floors.

Externally, the property boasts a substantial 57FT REAR GARDEN, providing plenty of outdoor space for relaxing and entertaining. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING and the additional living space created by the LOFT EXTENSION.

Situated within walking distance of LOCAL SHOPS AND AMENITIES, the property is also conveniently positioned for EDMONTON GREEN TRAIN STATION, providing direct connections towards LIVERPOOL STREET and convenient access into CENTRAL LONDON. The A10 and A406 NORTH CIRCULAR ROAD are both within easy reach, offering excellent road connections across North London and surrounding areas.

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







ENTRANCE HALL

BEDROOM ONE 11'2 x 10'7 (3.40m x 3.23m)

EN-SUITE ONE 7'10 x 3'3 (2.39m x 0.99m)

BEDROOM TWO 18'6 x 7'8 (5.64m x 2.34m)

EN-SUITE TWO 5'1 x 4'9 (1.55m x 1.45m)

FIRST FLOOR LANDING

BEDROOM THREE 13'10 x 13'4 (4.22m x 4.06m)

EN-SUITE THREE 8'2 x 3'3 (2.49m x 0.99m)

BEDROOM FOUR 11'6 x 8'6 (3.51m x 2.59m)

EN-SUITE FOUR 8'2 x 5'1 (2.49m x 1.55m)

SECOND FLOOR LANDING

BEDROOM FIVE 13'10 x 13'9 (4.22m x 4.19m)

EN-SUITE FIVE 7'3 x 3'3 (2.21m x 0.99m)

BEDROOM SIX 10'10 x 7'10 (3.30m x 2.39m)

EN-SUITE SIX 7'3 x 4'9 (2.21m x 1.45m)

GARDEN 57'8 x 14'2 (17.58m x 4.32m)

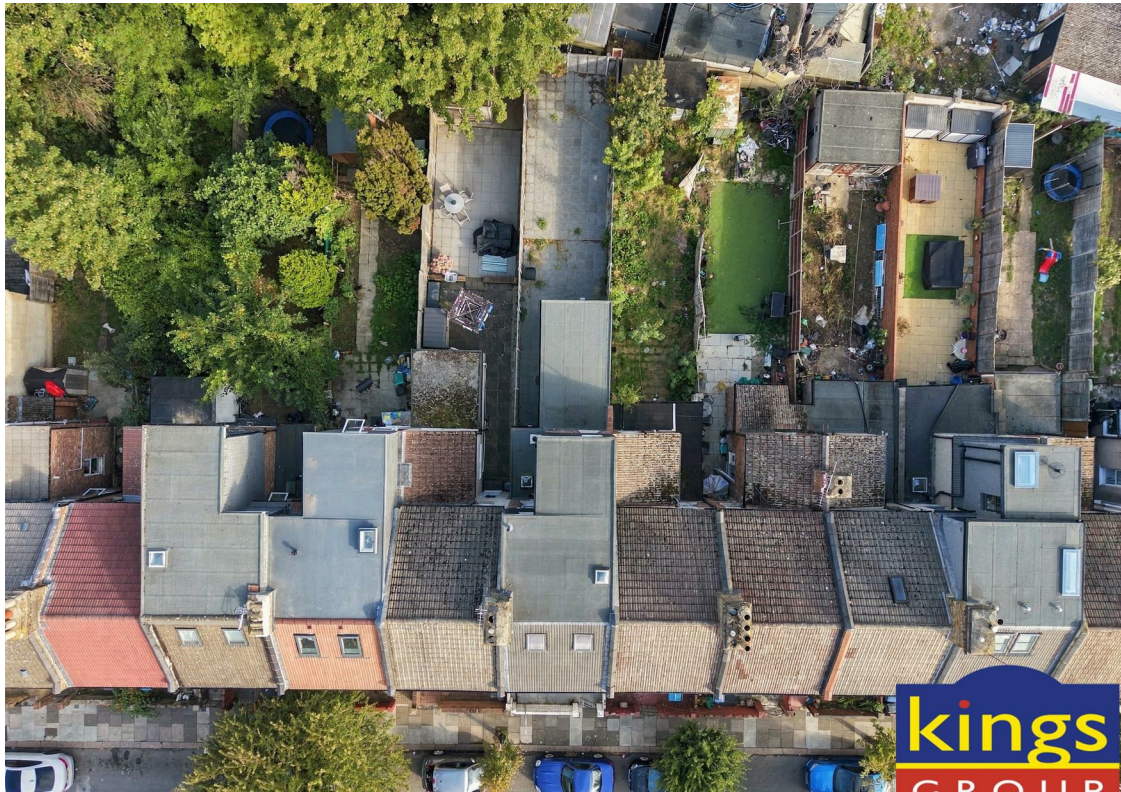

kings
GROUP

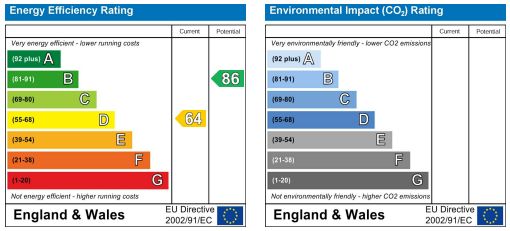

Fire exit
AngelEye
FIRE BLANKET







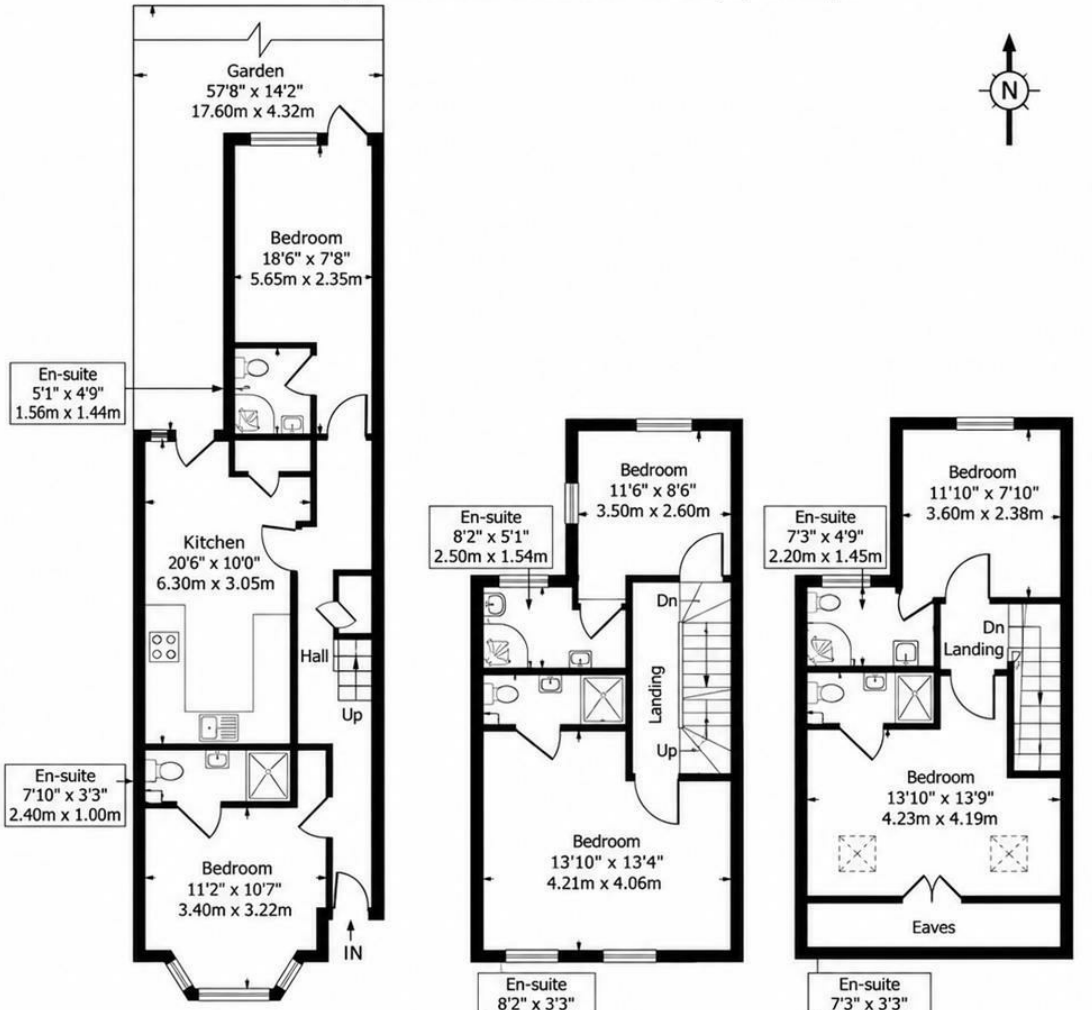






Grosvenor Road, London, N9

Approximate Gross Internal Area = 1345 sq ft / 124.8 sq m



Ground Floor
Gross Internal
Floor Area 618 sq ft / 57.4 sq m

First Floor
Gross Internal
Floor Area 391 sq ft / 36.2 sq m

Top Floor
Gross Internal
Floor Area 336 sq ft / 31.2 sq m

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