



Charlton Road, N9 8HL
Edmonton





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****Investors Only**** KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with a tenancy in place returning £2,000pcm. This 1930's style family home features TWO RECEPTION ROOMS, a 15ft wide L-shaped kitchen, a FIRST FLOOR BATHROOM and a paved rear garden. Further benefits include gas central heating, double glazed windows and a large DETACHED GARAGE to the rear via a residents vehicle access road.

In our opinion the property would be ideal for investors looking for something with an immediate return without void periods. Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. There are also local schools and shops within walking distance.

Council Tax Band D

Offers Over £400,000



- ****Investors Only****

- **Three Bedroom Terraced House**

- **Detached Garage**

- **First Floor Bathroom**

- **Tenant In Place Returning £2,000pcm**

FRONT DOOR TO:

ENTRANCE HALLWAY 12'7" x 5'1" (3.84m x 1.55m)

Vinyl flooring, stairs to first floor landing, doors to:

RECEPTION ONE 11'3" x 15'5" (3.43m x 4.70m)

With double glazed window to front, dado rail, picture rail, double radiator, Tv point, telephone point, pine style floor.

RECEPTION TWO 10'3" x 6'9" (3.12m x 2.06m)

With picture rail, dado rail, carpet.

KITCHEN 17'8" x 9'2" (5.38m x 2.79m)

With double glazed windows and door to rear garden, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas hob, oven, extractor, double radiator, vinyl flooring.

FIRST FLOOR LANDING 7'10" x 5'10" (2.39m x 1.78m)

Carpet, with doors to:

BEDROOM ONE 12'2" x 10'7" (3.71m x 3.23m)

With double glazed window to front, single radiator, storage cupboard, carpet.

BEDROOM TWO 10'8" x 10'7" (3.25m x 3.23m)

With double glazed window to rear gardens, picture rail, airing cupboard, double radiator, telephone point, carpet.

BEDROOM THREE 7'8" x 5'10" (2.34m x 1.78m)

With double glazed window to front, double radiator, telephone point, carpet.

BATHROOM/WC 5'11" x 5'6" (1.80m x 1.68m)

With double glazed opaque window to rear, low level WC, pedestal wash hand basin, panel enclosed bath with shower, single radiator, tiled walls, vinyl flooring.

- **Kings Are Pleased To Present This**

- **1930's Build**

- **Extended L-Shaped Kitchen**

- **Potential Off Street Parking (stp)**

- **Council Tax Band D**

GARDEN 20ft approx (6.10mft approx)

Mainly paved, access to garage.

DETACHED GARAGE 20'0 x 16'0 (6.10m x 4.88m)

Accessed via gated residents vehicle road.





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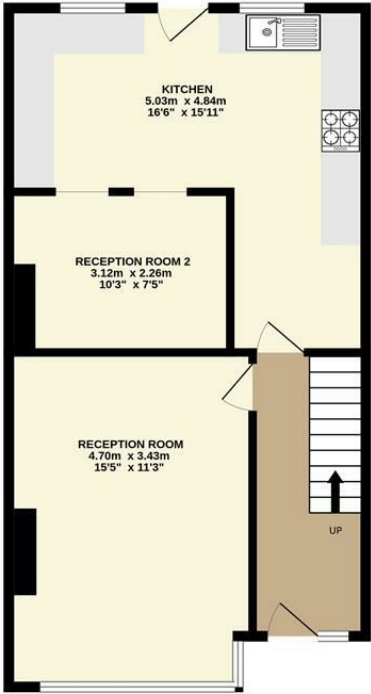




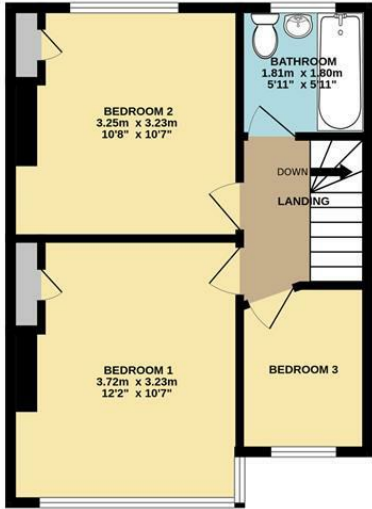
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	64	
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(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		

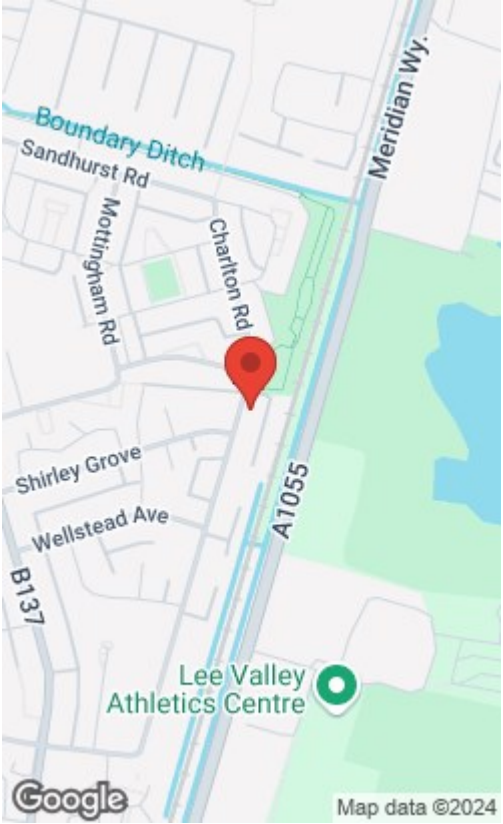
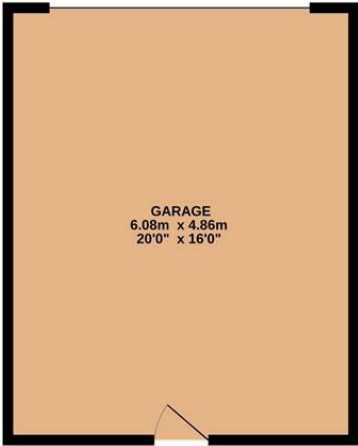
GROUND FLOOR
46.0 sq.m. (495 sq.ft.) approx.



FIRST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



GARAGE
29.6 sq.m. (319 sq.ft.) approx.



CHARLTON ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 108.5 sq.m. (1168 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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