



South Road, N9 7JG  
London

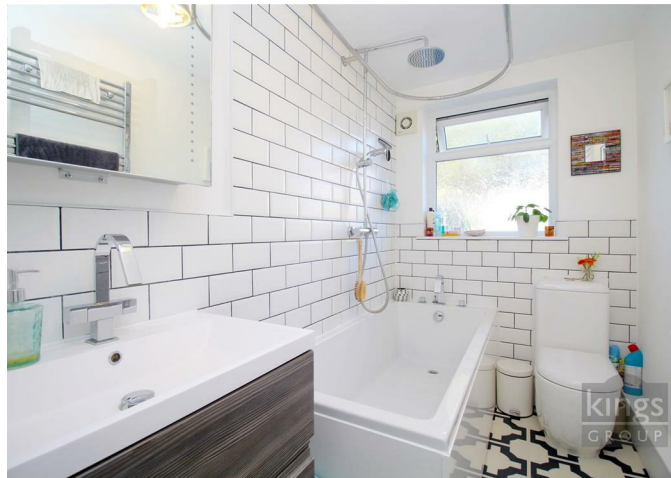




# South Road, N9 7JG

**\*\*CLICK FOR VIDEO TOUR\*\*** Kings Are Proud To Present This \* Three Bedroom Terraced House \* 1900's Build \* Immaculate Condition Throughout \* 23ft Through Lounge \* Modern Refitted Kitchen \* Refitted Ground Floor Bathroom \* First Floor WC \* Gas Central Heating & Double Glazing \* 40ft Paved Rear Garden With Brick Built Shed

Offers In Excess Of £400,000



## FRONT DOOR TO

### ENTRANCE HALL 10'10 x 3'2 (3.30m x 0.97m)

With coved ceiling, dado rail, double radiator, stairs to first floor landing, laminated wood style flooring.

### THROUGH LOUNGE 23'3 x 11'2 (7.09m x 3.40m)

With double glazed window to front, coved ceiling with central rose, single radiator, fireplace, TV point, phone point, power points, laminated wood style flooring.

### INNER HALLWAY 4'11 x 2'11 (1.50m x 0.89m)

With spotlights, tiled flooring.

### BATHROOM 8'6 x 4'11 (2.59m x 1.50m)

With double glazed opaque window to rear, part tiled walls, heated towel rail, panel enclosed bath with mixer tap and mains shower over bath, wash hand basin with mixer tap and vanity unit, low level W.C, extractor fan, tiled flooring.

### KITCHEN 13'1 x 8'0 (3.99m x 2.44m)

With double glazed window and door to rear gardens, range of base and wall units with roll top work surfaces, butler sink with mixer tap, integrated electric hob/oven, hood extractor, space for fridge/freezer, plumbed for washing machine and dryer, integrated dishwasher, power points, tiled flooring.

### FIRST FLOOR LANDING 10'7 x 4'10 (3.23m x 1.47m)

With loft access, laminated wood style flooring.

### BEDROOM ONE 13'8 x 12'5 (4.17m x 3.78m)

With double glazed window to front, single radiator, power points, carpeted flooring.

### BEDROOM TWO 10'8 x 8'7 (3.25m x 2.62m)

With double glazed window to rear, double radiator, fitted wardrobes, power points, laminated wood style flooring.

### HALL 3'8 x 2'9 (1.12m x 0.84m)

With laminated wood style flooring.

### FIRST FLOOR W.C 3'9 x 2'9 (1.14m x 0.84m)

With double glazed opaque window to side, part tiled walls, wall mounted wash hand basin with mixer tap, low level W.C, tiled flooring.

### BEDROOM THREE 7'11 x 9'2 (2.41m x 2.79m)

With double glazed window to rear, single radiator, power points, laminated wood style flooring.

### GARDEN 40'0 (12.19m)

With paved with plant and shrub border, outside tap and light.

### BRICK BUILT SHED 7'9 x 13'4 (2.36m x 4.06m)

With power and lighting, double glazed window and patio door to front.





King's  
GROUP

FRAGILE





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(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>87</b>	<b>53</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



TOTAL FLOOR AREA: 76.0 sq.m. (818 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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