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GROUP



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Latymer Road, London, N9 9PU
£299,995

- Kings Are Pleased To Present This
- Victorian Build
- Master Bedroom With En-Suite WC
- Own Private Rear Garden
- Gas Central Heating & Double Glazing

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this Two Bedroom **SPLIT LEVEL** Converted Apartment with its own **PRIVATE REAR GARDEN**. This spacious property is set within a larger Victorian period building and is available on a **CHAIN FREE** basis. Features include a **26FT OPEN PLAN LOUNGE/KITCHEN** with exposed brickwork, parquet wood flooring and a striking **SPIRAL STAIRCASE**. Further on the ground floor master bedroom has an **EN-SUITE WC**, whilst upstairs there is the second double bedroom and fully tiled bathroom.

The property is within **WALKING DISTANCE** of Edmonton Green train station with a regular service to the city as well as offering easy access to the A10 and A406. The Edmonton Green shopping centre with its range of shops and restaurants are also close by. We feel that this is ideal for a first time buyer or an investor as the property is centrally located to all amenities.

FRONT DOOR TO:

OPEN PLAN LOUNGE/KITCHEN **26'5 x 10'7 (8.05m x 3.23m)**

With double glazed window and patio doors to rear gardens, spiral staircase to first floor landing, two single radiators, entryphone, telephone point, Tv point, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas hob electric oven, oven, extractor, spotlight, laminated wood style floor.

BEDROOM ONE

15'10 x 9'2 (4.83m x 2.79m)

With double glazed patio doors to rear gardens, skylight single radiator, spotlights, laminated wood style floor, to:

EN-SUITE CLOAKROOM

4'1 x 2;10 (1.24m x 0.61m;3.05m)

With double glazed frosted window to side, low level wc, wall mounted wash hand basin with mixer taps, shaver point, spotlights, heated towel rail, part tiled walls, tiled floor.

STAIRCASE TO FIRST FLOOR LANDING

15'7 x 8'10 (4.75m x 2.69m)

With double glazed window to side, single radiator, spotlights, picture rail, storage, doors to:

BEDROOM TWO

10'5 x 9'2 (3.18m x 2.79m)

With double glazed window to rear gardens, single radiator, carpet.

BATHROOM/WC

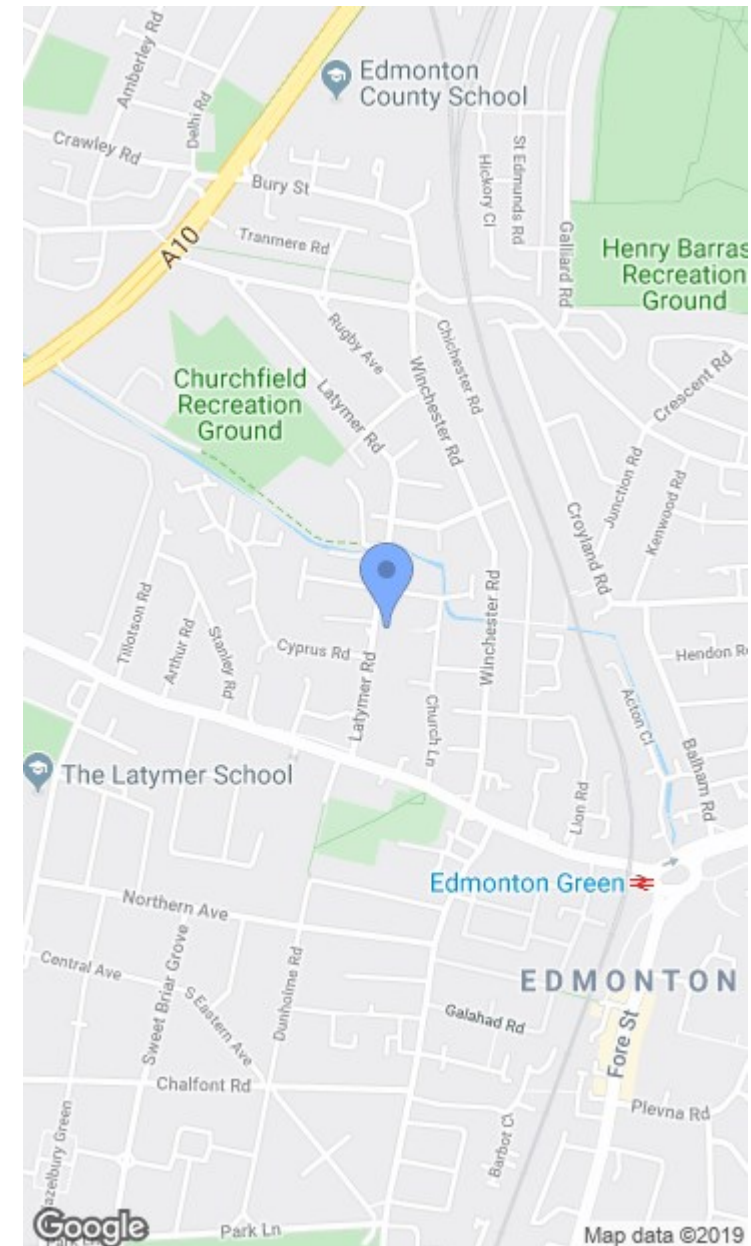
8'4 x 5'9 (2.54m x 1.75m)

With frosted window to side, low level wc, wash hand basin with mixer taps into vanity unit, panel enclosed bath with mixer taps and shower, heated towel rail, spotlights, tiled walls and floor.

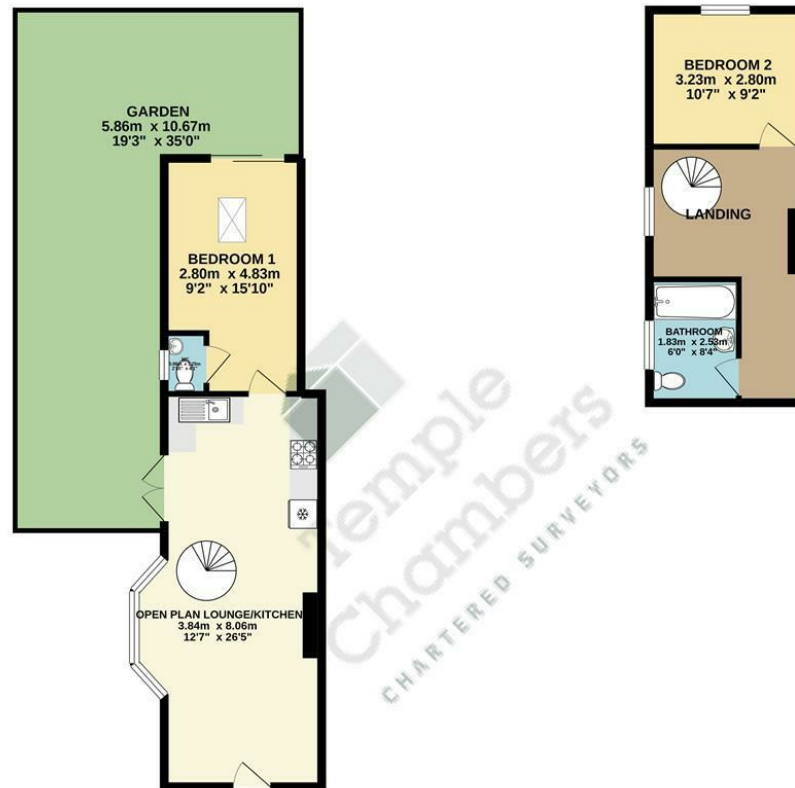
EXTERIOR: REAR GARDENS

With patio water connection, lighting.

- Two Bedroom Split Level Conversion
- 26ft Open Plan Lounge/Kitchen
- First Floor Bathroom
- Exposed Brickwork, Parquet Flooring & Spiral Staircase
- Chain Free







Lalymor Road, Edmonton, N9

TOTAL FLOOR AREA: 66.8 sq. m. (720 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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