

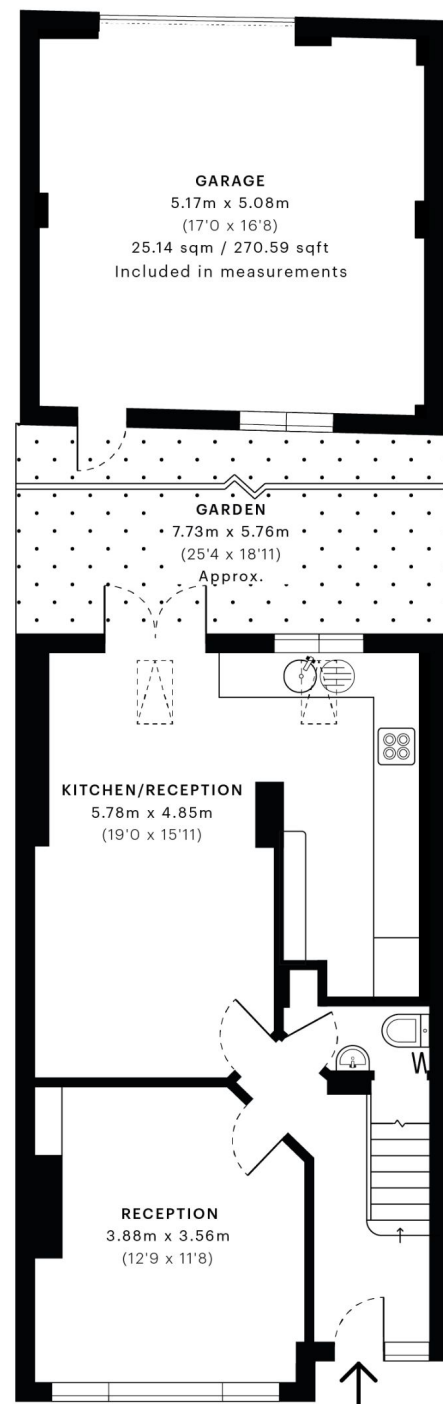


Richmond Crescent, N9

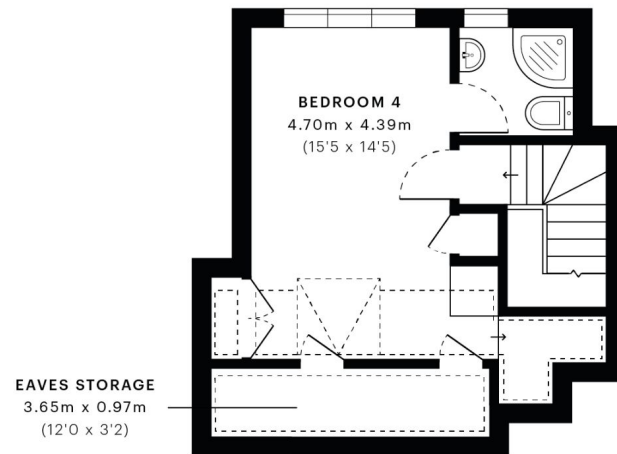
CAPTURE DATE 05/10/2020 LASER SCAN POINTS 52,454,505

GROSS INTERNAL AREA

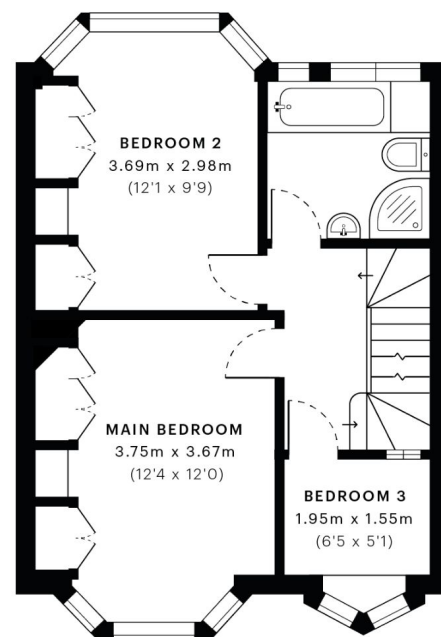
134.62 sqm / 1449.04 sqft



— Ground Floor



— Second Floor



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property

134.62 sqm / 1449.04 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

123.69 sqm / 1331.39 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m

7.12 sqm / 76.64 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 130.64 sqm / 1406.20 sqft
IPMS 3C RESIDENTIAL 125.46 sqm / 1350.44 sqft

SPEC ID 5f75e79fd2ba290d9147a58f



Richmond Crescent, Edmonton, London N9 7QJ

ASKING PRICE

£475,000

Freehold

- Four Bedroom Terraced House
- Upstairs Family Bathroom
- Additional Downstairs W.C
- Own Rear Garden
- Easy Access to Edmonton Green Transport Links
- Two Spacious Receptions
- En-Suite Bathroom
- Access to Rear Garage Through Side Gate
- Easy Access to A406, A10 & M25



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Main Entrance

Wall enclosed front garden with path leading to front door, UPVC double glazed front door and outside light.

Hallway

Laminate flooring, radiator, stairs to the first floor, doors to reception one & two and the downstairs W.C.

Reception One 11' 8" x 12' 9" (3.56m x 3.89m)

UPVC Double glazing, window to front, two radiators, laminate flooring, power points and door to the hallway.

Reception Two 15' 11" x 19' 0" (4.85m x 5.79m)

UPVC double glazing, radiator, laminate flooring, power points, sky light, French doors to rear garden, opening to the kitchen and door to the hallway.

Downstairs W.C

Low flush W.C, wash hand basin, laminate flooring and radiator.

Kitchen

Fitted wall and base units with work top surfaces, stainless steel sink. 1 bowl, drainer unit, lever mixer taps, plumbing for washing machine, 1/2 tiled walls, lino flooring, UPVC double glazed rear window, sky light window, power points and opening to the second reception.

First Floor Landing

The landing comprises of doors to the bedroom and bathroom with stairs to the fourth bedroom in the loft.

Master Bedroom 12' 0" x 12' 4" (3.66m x 3.76m)

UPVC Double glazing, bay window to front, radiator, laminate flooring, built in fitted wardrobes and power points.

Bedroom Two 9' 9" x 12' 1" (2.97m x 3.68m)

UPVC Double glazing, bay window to rear, radiator, laminate flooring, built in fitted wardrobes and power points.

Bedroom Three 5' 1" x 6' 5" (1.55m x 1.96m)

UPVC Double glazing, bay window to front, radiator, laminate flooring and power points.

Bathroom

The bathroom comprises of a 4 piece suite comprising of low flush W.C, wash hand basin with pedestal, panel bath plus shower attachment and a built in shower. Extractor fan, tower rail, fully tiled walls, lino flooring and frosted UPVC double glazed window to rear.

Bedroom Four 14' 5" x 15' 5" (4.39m x 4.70m)

UPVC Double glazing, velux windows to front, window to rear, radiator, laminate flooring, built in storage cupboards, eaves, power points and an en-suite bathroom.

En-Suite Bathroom

The en-suite bathroom includes, 3 piece suite comprising of low flush W.C, vanity wash hand basin and built in shower. It has fully tiled walls, laminate flooring, radiator and UPVC double glazed window to rear.

Garden Approx. 18' 11" x 25' 4" (5.77m x 7.72m)

Outside taps, lights, fully paved and storage shed.

Garage 16' 8" x 17' 0" (5.08m x 5.18m)

A garage to rear, it is accesible via side access, up and over door, lighting and power points.

