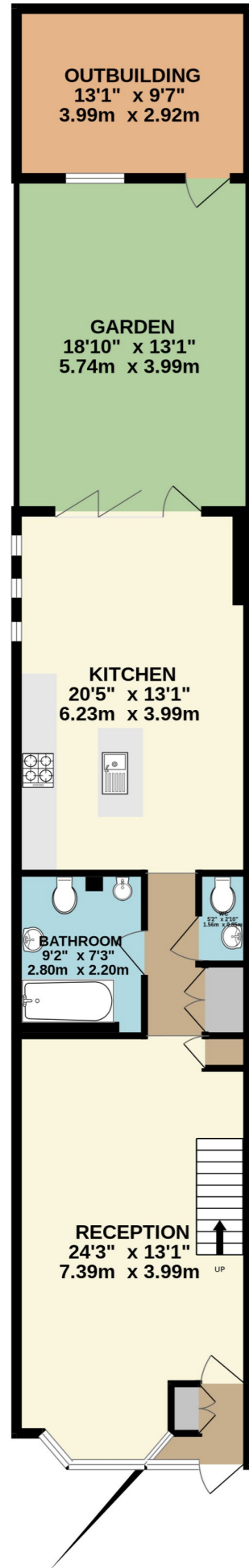


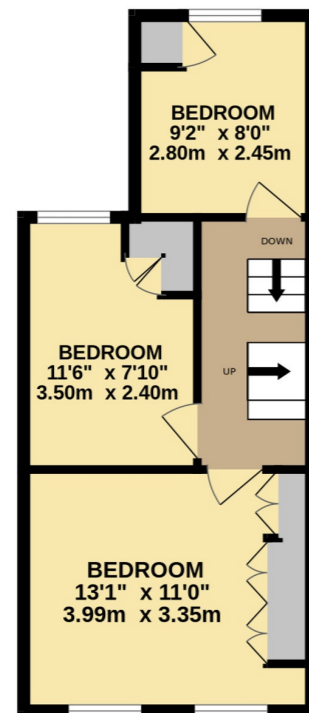
GROUND FLOOR
819 sq.ft. (76.0 sq.m.) approx.



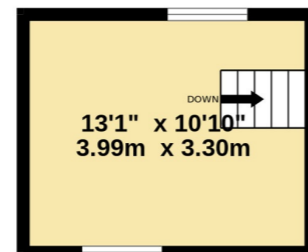
TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

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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1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
142 sq.ft. (13.2 sq.m.) approx.



88 Grosvenor Road, London N9 8RJ

£535,000

Freehold

- Three Bedroom Mid Terraced House
- Chain Free
- Great Investment or Family Home
- Gas Central Heating
- Extended Kitchen and Dining Area
- Loft Room/Reception
- Outbuilding with Kitchen



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Main Entrance

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

Reception - 24'3" x 13'1" (7.38m x 3.99m)

Window to front aspect, radiator, laminate flooring, power points, stairs to first floor, door to kitchen.

Kitchen Diner - 20'5" x 13'1" (6.23m x 3.99m)

Fitted wall and base units with work top surfaces, stainless steel sink with drainer unit, mixer taps, built in gas hob, electric extractor hood, tiled flooring, power points, Bi-fold doors to garden

Outbuilding 13'1" x 9'7" (3.99m x 2.92m)

Kitchen, power points, extractor hood.

Bathroom - 9'2" x 7'3" (2.80m x 2.20m)

Four Piece suite comprising of low flush w/c, wash hand basin, panel bath, extractor fan, fully tiled walls, tiled flooring, towel radiator.

Second W/C - 5'2" x 2'10"

Low Flush w/c, wash hand basin, tiled throughout.

Garden - 18'10" x 13'1" (5.74m x 3.99m)

Outside tap, lights, fully paved.

Master Bedroom - 13'1" x 11'0" (3.99m x 3.35m)

UPVC double glazed window to front aspect, radiator, built in wardrobes, power points.

Bedroom Two - 11'6" x 7'10" (3.50m x 2.40m)

UPVC double glazed window to rear, radiator, laminate flooring, built in wardrobes, power points.

Bedroom Three - 9'2" x 8'0" (2.80m x 2.45m)

UPVC double glazed window to rear, radiator, laminate flooring, built in wardrobe, power points.

Loft Room/Reception - 13'1" x 10'10" (3.99m x 3.30m)

Tilt Window to rear, power points, storage cupboards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	