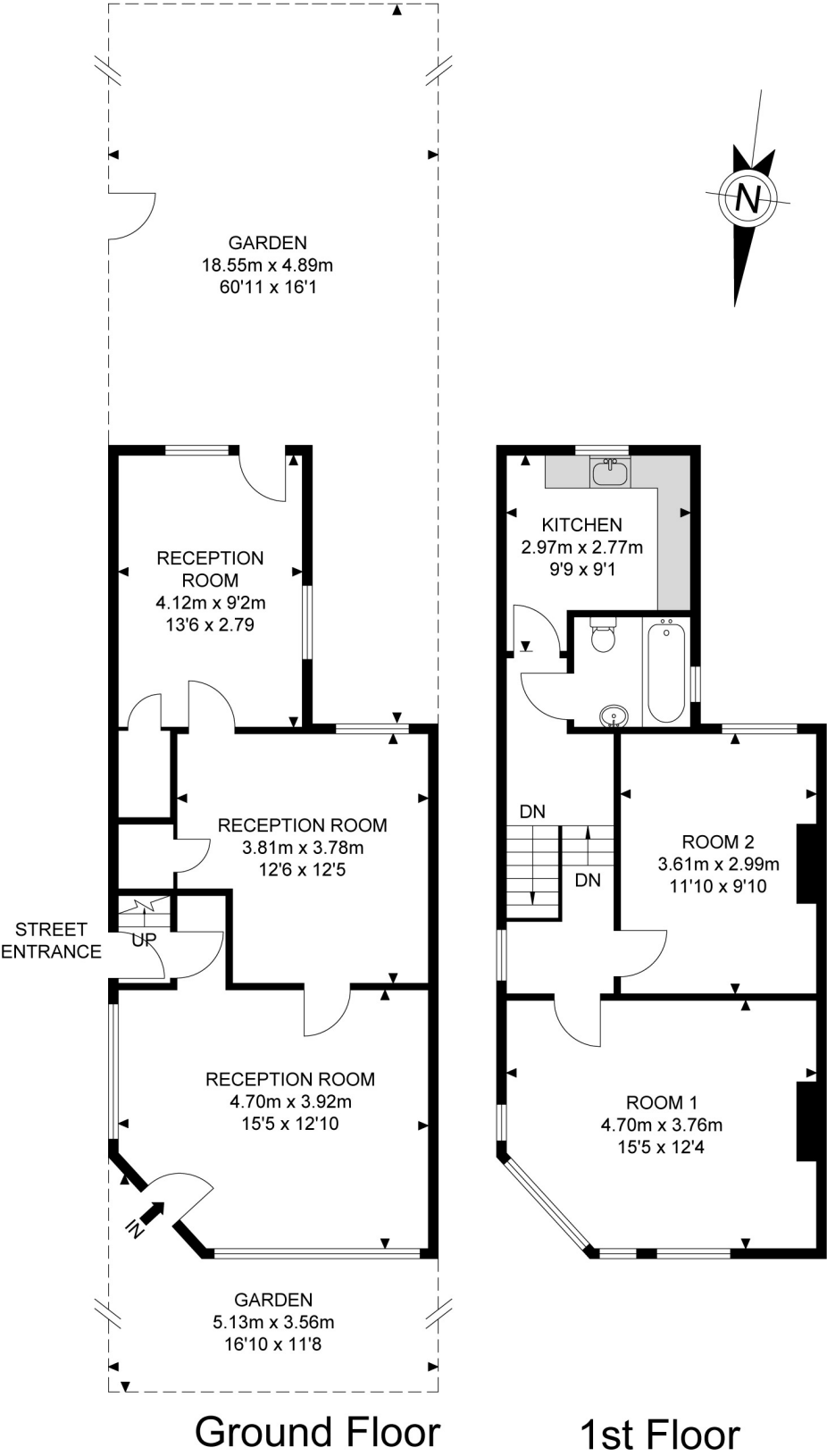


Grosvenor Road



ASKING PRICE  
**Grosvenor Road, Edmonton, London N9 8RJ £390,000**  
Freehold

- Two Rooms Upstairs
- Kitchen
- Front and side access to the property
- Easy Access to A406, A10 & M25
- Three Spacious Receptions
- Upstairs Bathroom
- Own Rear Garden
- Easy Access to Edmonton Green Transport Links

**SPACE PHOTO**

APPROX. GROSS INTERNAL FLOOR AREA 1021.49 SQ FT / 94.90 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 997.81 SQ FT / 92.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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**Main Entrance 11' 8" x 16' 10" (3.56m x 5.13m)**

Front garden with path leading to front door and hardwood front doors which into the reception.

**Reception One 12' 10" x 15' 5" (3.91m x 4.70m)**

Single glazed bay window to front, two radiators, carpet flooring, power points and door to the second reception.

**Reception Two 12' 5" x 12' 6" (3.78m x 3.81m)**

UPVC double glazed window to rear, two radiators, carpet flooring, under stairs storage, power points and doors to the first and third reception.

**Reception Three 9' 2" x 13' 6" (2.79m x 4.11m)**

UPVC double glazed windows to rear and side, carpet flooring one radiator, under stairs storage, power points and door to the rear garden.

**Kitchen 9' 1" x 9' 9" (2.77m x 2.97m)**

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Plumbing for dishwasher, lino flooring, UPVC double glazed window to rear, power points and door to the upstairs landing.

**Room One 12' 4" x 13' 5" (3.76m x 4.09m)**

UPVC double glazed bay window to front, two radiators, carpet flooring and power points.

**Room Two 9' 10" x 11' 10" (3.00m x 3.61m)**

UPVC double glazed window to rear, one radiator, wooden floor boards and power points.

**Bathroom**

Three piece suite comprising of low flush W.C, pedestal wash hand basin, panel bath plus shower attachment and mixer taps. Tiled splash backs, lino flooring and frosted UPVC double glazed window to side.

**Garden 16' 1" x 60' 11" (4.90m x 18.57m)**

Outside tap, fully paved and side access gate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC