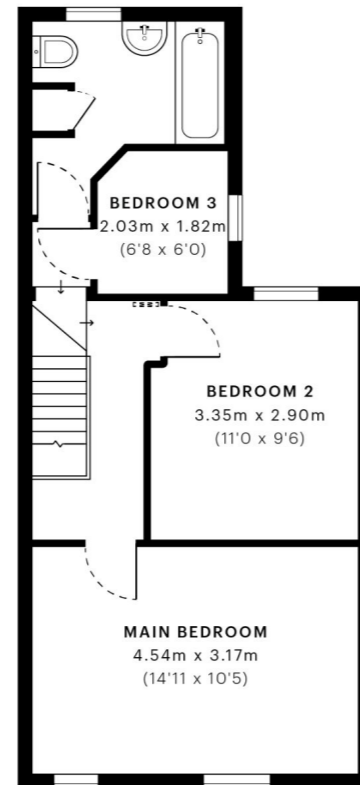


— Ground Floor



— First Floor



## Denny Road, Edmonton, London N9 7QS

ASKING PRICE  
**£425,000**  
Freehold

- Three Bedroom Terraced House
- Spacious Through Lounge
- Gas Central Heating
- Easy Access to Edmonton Green Transport Links
- Buy To Let Investment Only - Current Rental Income £1,250.00 PCM
- Upstairs Family Bathroom
- Easy Access to A10, A406 & M25

	GROSS INTERNAL AREA (GIA) The footprint of the property 89.77 sqm / 966.28 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 84.38 sqm / 908.26 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.65 sqm / 7.00 sqft
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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 88.52 sqm / 952.82 sqft  
IPMS 3C RESIDENTIAL 84.71 sqm / 911.81 sqft

SPEC ID 62b9afd81b88a10de80180e1



[www.adamkennedy.property](http://www.adamkennedy.property)



## Main Entrance

Wall enclosed front garden with path leading to front door, cupboard housing gas meter and UPVC double glazed front door.

## Hallway

One radiator, stairs to the first floor and door to the reception.

## Reception 11' 3" x 13' 0" (3.43m x 3.96m)

UPVC Double glazed bay window to front, laminate flooring, power points and door to the reception.

## Dining Room 11' 0" x 14' 8" (3.35m x 4.47m)

One radiator, laminate flooring, dado rail, under stairs storage, power points and doors to the hallway and kitchen.

## Kitchen 12' 9" x 15' 0" (3.89m x 4.57m)

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Built in gas hob, electric oven and electric extractor hood. Plumbing for washing machine, 1/2 tiled walls, UPVC double glazed window to rear, one radiator, power points and garden and dining room.

## Master Bedroom 10' 5" x 14' 11" (3.17m x 4.55m)

UPVC double glazed window to front, one radiator, carpet throughout and power points.

## Bedroom Two 9' 6" x 11' 0" (2.90m x 3.35m)

UPVC double glazed window to rear, one radiator, carpet throughout and power points.

## Bedroom Three 6' 0" x 6' 8" (1.83m x 2.03m)

UPVC double glazed window to side, one radiator, carpet throughout and power points.

## Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, bath plus shower attachment and mixer taps. One radiator, tiled splash backs and a frosted UPVC double glazed window to rear.

## Garden Approx. 16' 7" x 45' 7" (5.05m x 13.89m)

Outside tap and lights, laid lawn, flower beds & shrubs and a wooden storage shed.



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>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC