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trustworthy
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straightforward
honest *a breath of*
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accessible
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Denton Road, Edmonton N18

£425,000 FOR SALE

House - Terraced

2 2 1



Denton Road, Edmonton N18

£425,000

Description

A charming two-bedroom Victorian terraced home, ideally situated on the sought-after Denton Road, N18. This attractive bay-fronted property seamlessly blends period character with modern comfort, making it an excellent choice for buyers seeking space and convenience in a well-connected North London location.

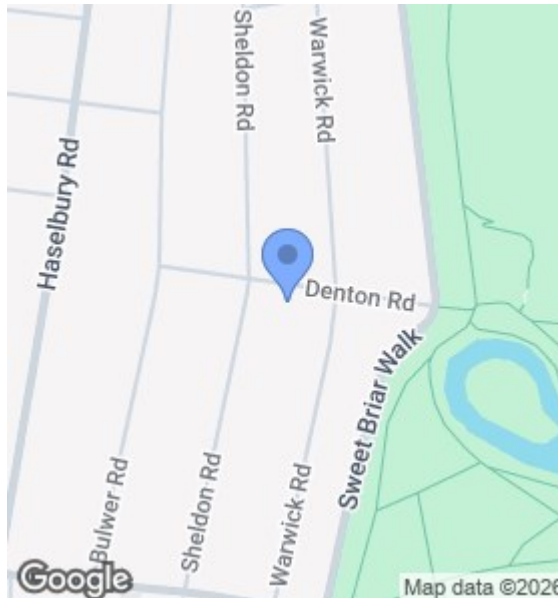
The ground floor offers a spacious and bright through lounge, providing versatile living and dining areas, perfect for both everyday living and entertaining. This leads through to a generous kitchen diner, which in turn opens onto a beautifully bright south-facing garden—ideal for enjoying outdoor living throughout the year.

Key Features

- Bright Through-lounge
- Extended kitchen/diner
- Two double bedrooms
- South facing Garden

Tenure

Freehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Enfield
Council Tax C



Floorplan

Denton Road N18

Approx. Gross Internal Area 951 Sq Ft - 88.35 Sq M



Philip Alexander




Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.