



## Pretoria Road North, London, N18 1EU £1,950 Per MonthPCM

**\*\*AVAILABLE End May\*\*** KINGS are delighted to offer this Two Bedroom Victorian terraced house in the heart of N18, within touching distance of North Middlesex Hospital. This well presented bay fronted property features TWO RECEPTION ROOMS, a spacious modern kitchen, a large FIRST FLOOR BATHROOM and a beautiful 59FT REAR GARDEN. Further benefits include gas central heating and double glazing.

Nothing is too far away with Silver Street train station, A406 road access and North Middlesex Hospital all within walking distance. There is also the lovely Pymmes Park, popular schools and high street shops all within easy reach. The property is situated close to one of the BIGGEST REDEVELOPMENT PROJECTS in North London, being the ongoing improvements and development around White Hart Lane set to bring new homes, business and leisure facilities.

Call our Edmonton office now to book in a viewing! 020 8350 0100

# Pretoria Road North, London, N18 1EU

## **ENTRANCE HALL**

Stairs leading to first floor, coved ceiling, double radiator, laminate wood style flooring.

## **RECEPTION ROOM ONE 12'11 x 11'10 (3.94m x 3.61m)**

Double glazed window to front aspect, coved ceiling, double radiator, TV aerial point, power points, laminate wood style flooring.

## **RECEPTION ROOM TWO 14'5 x 11'7 (4.39m x 3.53m)**

Double glazed window to rear aspect, double radiator, laminate wood style flooring, power points.

## **KITCHEN 11'2 x 8'10 (3.40m x 2.69m)**

Double glazed window to rear aspect, wall and base units with roll top work surfaces with tiled splash back, stainless steel double drainer, plumbed for washing machine and dishwasher, space for fridge freezer, integrated gas hob and oven, integrated extractor, tiled flooring, power points, door leading to garden.

## **FIRST FLOOR LANDING**

Coved ceiling, carpet flooring, power points.

## **BEDROOM ONE 14'3 x 10'8 (4.34m x 3.25m)**

Double glazed window to front aspect, coved ceiling, built in wardrobe, double radiator, power points, carpet flooring.

## **BEDROOM TWO 11'9 x 9'1 (3.58m x 2.77m)**

Double glazed window to rear aspect, coved ceiling, double radiator, carpet flooring, power points.

## **BATHROOM 11'2 x 8'10 (3.40m x 2.69m)**

Double glazed window to rear aspect, coved ceiling, part tiled walls, panel enclosed bath with roll top, cubicle shower, pedestal wash basin, low level W.C, tiled flooring.

## **REAR GARDEN 59'1 x 15'1 (18.01m x 4.60m)**

with plant and shrub borders.

