

Weir Hall Road, London, N17 8LG



£450,000

Kings Group are delighted to present this beautifully maintained semi-detached home, boasting modern, energy-efficient living throughout. The ground floor features a spacious open-plan kitchen, dining and living area, perfect for entertaining and family life, along with a contemporary three-piece shower room. The property also benefits from side access and a large rear garden, ideal for outdoor enjoyment.

Upstairs, there are two generously sized double bedrooms and a modern three-piece family bathroom. The home is presented in immaculate condition and further benefits from a solar-assisted heat pump and eight solar PV panels, providing renewable electricity and enhanced energy efficiency.

Situated just minutes from the ongoing area regeneration, the property enjoys excellent transport links, including White Hart Lane Station, the A10 dual carriageway, and several bus routes offering easy access into Central London. Reputable schools such as Devonshire Hill Nursery and Primary School and Wilbury Primary School are within walking distance, alongside a range of local amenities.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) 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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

