



Raynham Terrace, N18 2JN  
London





# Raynham Terrace, N18 2JN

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Bay Fronted Victorian Build
- 24ft Open Plan Through Lounge
- Refitted Modern Kitchen
- First Floor Bathroom
- Double Glazing & Gas Central Heating
- 40ft South Facing Rear Garden
- Walking Distance To Silver Street Train Station
- Close To Local Schools & Shops

Offers In Excess Of £400,000



KINGS are pleased to present this Two Bedroom Terraced House situated in a well connected residential area within Upper Edmonton N18. The bay fronted Victorian home comprises a spacious 24FT OPEN PLAN THROUGH LOUNGE with both living and dining areas, a refitted MODERN KITCHEN, and a FIRST FLOOR BATHROOM. The property further benefits from gas central heating, double glazing and a 40FT SOUTH FACING GARDEN.

Raynham Terrace is ideally positioned close to Fore Street with its wide range of shops, supermarkets, restaurants and coffee shops, whilst excellent transport links are available via Silver Street and White Hart Lane stations. The A406 North Circular Road is also within easy reach, providing convenient access across London and beyond.

The property is located within an area benefiting from substantial regeneration, including the ongoing Meridian Water development and the transformation surrounding White Hart Lane, bringing new homes, leisure facilities, employment opportunities and improved transport infrastructure. This makes the property an excellent opportunity for both first time buyers and investors alike.

Council Tax Band C

EPC Rating D

Construction Type – Standard (Brick, Tile)

Flood Risk – Rivers & Seas: Very Low, Surface Water: Very Low

## PORCH

## ENTRANCE HALLWAY

LIVING ROOM 11'2 x 10'8 (3.40m x 3.25m)

DINING ROOM 10'6 x 11'2 (3.20m x 3.40m)

KITCHEN 9'10 x 7'1 (3.00m x 2.16m)

## FIRST FLOOR LANDING

BEDROOM ONE 11'6 x 14'1 (3.51m x 4.29m)

BEDROOM TWO 10'2 x 9'10 (3.10m x 3.00m)

BATHROOM 9'10 x 7'1 (3.00m x 2.16m)

GARDEN 40'0 approx (12.19m approx)









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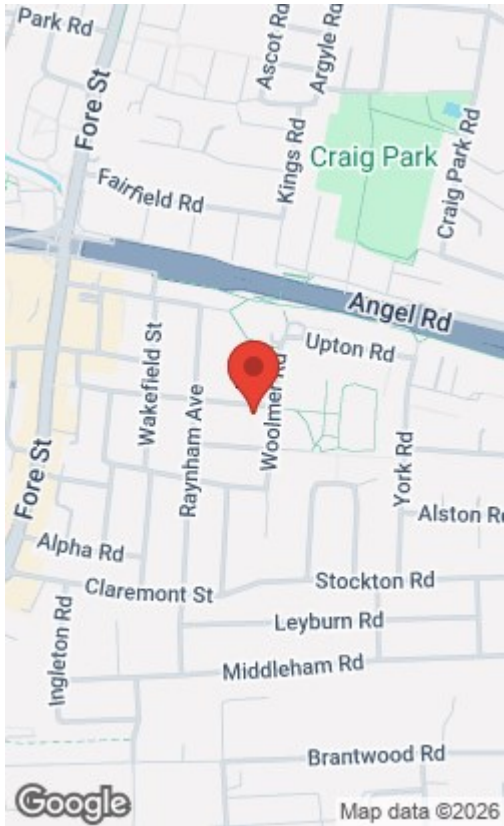


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	<b>67</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 71.2 sq. metres (766.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

