



Sheldon Road, N18 1RQ
London



Sheldon Road, N18 1RQ

- Kings Are Pleased To Present This
- Three Bedroom Victorian Terraced House
- Period Property With Character
- Two Reception Rooms With Opening Between
- Fitted Kitchen & Separate Utility Room
- Modern Ground Floor Bathroom
- 30ft Rear Garden With Outbuilding
- Sought After Location
- Walking Distance To Silver Street Station
- Council Tax Band C

Offers Over £450,000



KINGS are pleased to present this EXTENDED Three Bedroom Victorian Terraced House, ideally situated on a desirable residential street just off Silver Street in the heart of Upper Edmonton N18. This CHARACTERFUL PERIOD PROPERTY blends traditional charm with modern comforts and is positioned in a HIGHLY SOUGHT AFTER AREA with excellent transport links, amenities, and green spaces all within walking distance.

Inside, the home offers a semi-open plan ground floor with a welcoming entrance hall leading to STYLISH LOUNGE AND DINING AREAS. Features include a striking exposed brick feature wall, elegant corning, bespoke shutter blinds framing a classic bay window, and cleverly designed understairs storage. To the rear, a well-sized kitchen is complemented by a SEPARATE UTILITY ROOM, and a large, contemporary GROUND FLOOR BATHROOM adds modern convenience.

Upstairs, you'll find three generously sized bedrooms, each with its own unique character. The master bedroom stands out with built-in sliding mirrored wardrobes, custom shutters, and wall panelling. Outside, a 30ft paved rear garden offers outdoor space for entertaining or relaxing, with the added bonus of a VERSATILE OUTBUILDING, perfect as a home office or studio. Further benefits include double glazing throughout and gas central heating.

Located on Sheldon Road, the property is just moments from Silver Street Overground Station, providing swift connections to Liverpool Street and beyond. Residents also benefit from proximity to the A406 North Circular Road, making commuting easy. Pymmes Park, a local favourite for outdoor leisure, is a short stroll away, while well-regarded schools and a variety of shops, cafés, and local services are all nearby – making this an ideal setting for families and professionals alike.

Council Tax Band C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

ENTRANCE HALLWAY

RECEPTION ROOM 10'10 x 10'8 (3.30m x 3.25m)

DINING ROOM 14'1 x 10'10 (4.29m x 3.30m)

KITCHEN 9'8 x 7'3 (2.95m x 2.21m)

UTILITY ROOM 8'10 x 6'7 (2.69m x 2.01m)

INNER HALL

BATHROOM 9'10 x 7'3 (3.00m x 2.21m)

FIRST FLOOR LANDING

BEDROOM ONE 14'1 x 11'0 (4.29m x 3.35m)

BEDROOM TWO 10'10 x 8'6 (3.30m x 2.59m)

BEDROOM THREE 9'4 x 7'3 (2.84m x 2.21m)

GARDEN 30'0 approx (9.14m approx)

GARDEN STUDIO 11'10 x 7'3 (3.61m x 2.21m)





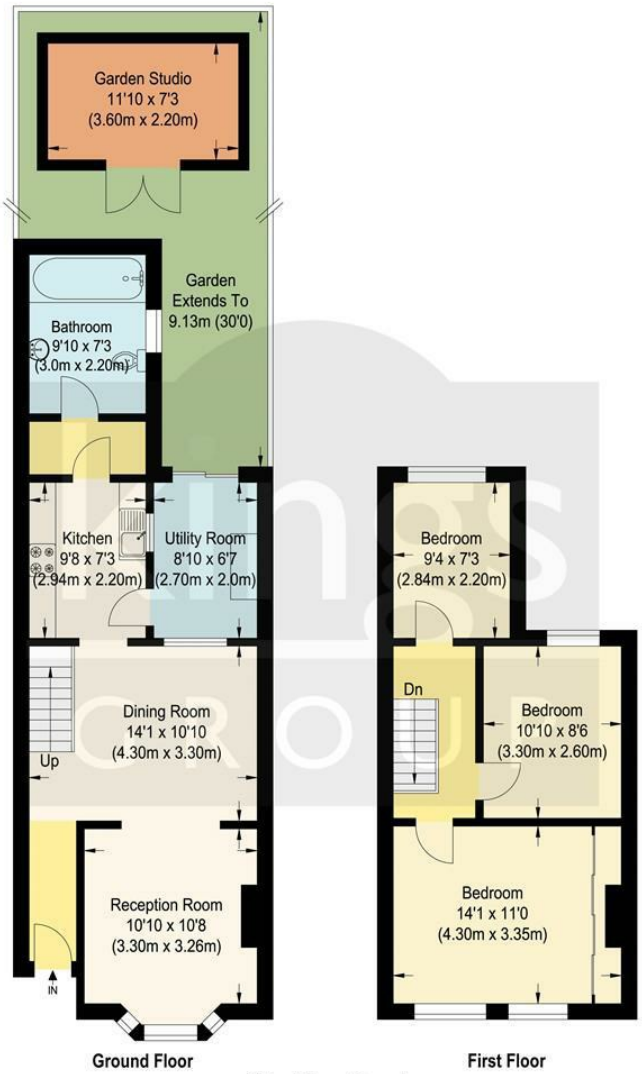
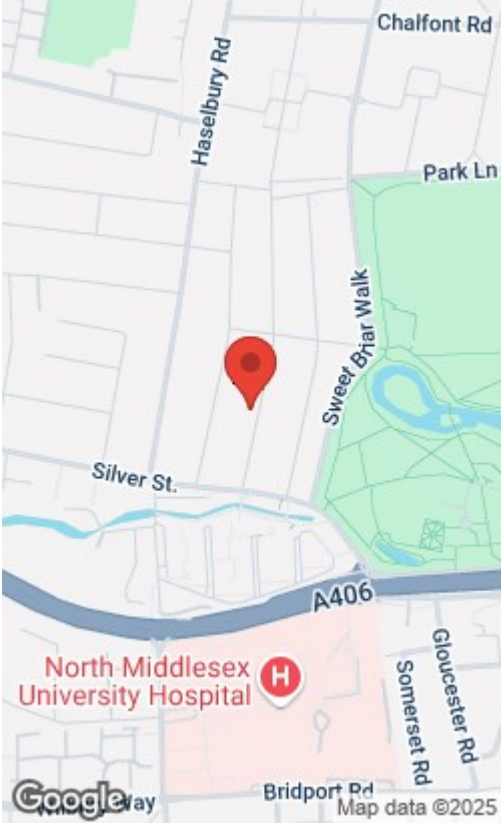
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(82 plus) A		
(61-81) B			(81-81) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor First Floor

Sheldon Road

Approximate Gross Internal Floor Area : 87.40 sq m / 940.76 sq ft
(Excluding Garden Studio)
Garden Studio Area : 7.90 sq m / 85.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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