



Somerset Road, N18 1HG
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Build
- Two Reception Rooms
- Extended Kitchen
- 38ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To Silver Street Train Station & North Mid Hospital
- Chain Free
- Council Tax Band C

£425,000



KINGS are pleased to present this Three Bedroom Victorian Terraced House available CHAIN FREE in a sought after Upper Edmonton N18 location. This spacious family home offers OVER 1000 SQ FT of internal living space, featuring TWO RECEPTION ROOMS, an EXTENDED KITCHEN, a ground floor bathroom, and a 38FT REAR GARDEN offering excellent outdoor space and further potential.

The property is well positioned for both families and investors alike, with the layout providing flexible living accommodation throughout. The home benefits from bright and airy rooms, generous bedroom sizes, whilst also having the comforts of gas central heating and double glazing. There is also scope for further improvement and personalisation, making it an ideal long term purchase.

Located within close proximity to Silver Street Station offering direct access into Liverpool Street, along with excellent road links via the A406 North Circular Road and A10. North Middlesex Hospital is within walking distance, alongside local shops, schools and amenities nearby. There are also MAJOR REGENERATION PROJECTS and IMPROVEMENTS taking place within the wider area including White Hart Lane and surrounding developments, helping to further boost the appeal and future growth of the location.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

RECEPTION ROOM 12'6 x 10'6 (3.81m x 3.20m)

LIVING ROOM 11'6 x 10'10 (3.51m x 3.30m)

KITCHEN 14'7 x 10'3 (4.45m x 3.12m)

INNER HALL

BATHROOM 8'10 x 5'11 (2.69m x 1.80m)

FIRST FLOOR LANDING

BEDROOM ONE 14'7 x 10'6 (4.45m x 3.20m)

BEDROOM TWO 11'2 x 8'6 (3.40m x 2.59m)

BEDROOM THREE 12'2 x 8'10 (3.71m x 2.69m)

GARDEN 38'7 x 12'1 (11.76m x 3.68m)









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [92 plus] A	
[81-91] B		[81-91] B	
[69-80] C		[69-80] C	
[55-68] D		[55-68] D	
[39-54] E		[39-54] E	
[21-38] F		[21-38] F	
[1-20] G		[1-20] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	63		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 95.1 sq. metres (1023.9 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/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Somerset Road

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