



Lopen Road, N18 1PU
London

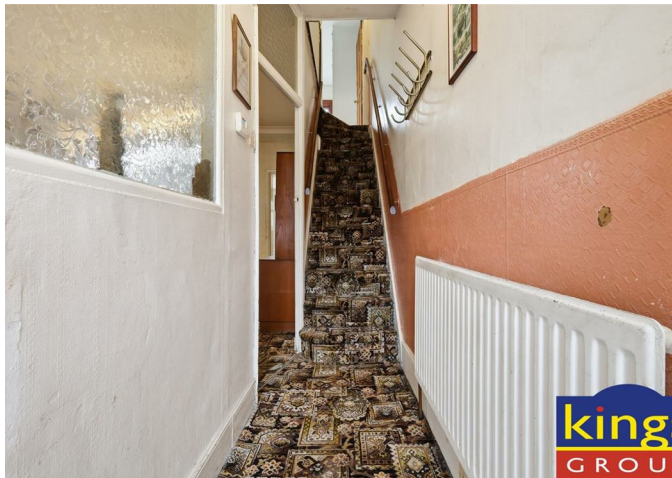




Lopen Road, N18 1PU

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- 22ft Through Lounge
- Large First Floor Bathroom
- Gas Central Heating & Double Glazing
- In Need Of Modernisation
- Close To Silver Street Train Station
- Chain Free
- Council Tax Band C

£375,000



KINGS are pleased to present this Two Bedroom Victorian Terraced House located just off Silver Street N18, available on a CHAIN FREE basis. This bay fronted period property requires modernisation and offers plenty of potential, ideal for those seeking character and space to make their own in a promising North London location.

Features include a spacious 22FT THROUGH LOUNGE providing both living and dining areas, leading to a separate fitted kitchen. Upstairs, there are two good sized DOUBLE BEDROOMS and a LARGE BATHROOM. Further benefits include a 30ft rear garden, double glazing, gas central heating and a replacement roof.

Ideally situated within walking distance of Silver Street train station, this property offers direct links to the City and surrounding areas, along with easy access to local shops. Nearby schools include Hazelbury Primary, Aylward Academy and Latymer School, with Jubilee Park close by for local residents to enjoy.

Council Tax Band C

EPC Rating D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

LIVING ROOM 10'2 x 11'6 (3.10m x 3.51m)

DINING ROOM 11'6 x 11'6 (3.51m x 3.51m)

KITCHEN 11'0 x 8'5 (3.35m x 2.57m)

FIRST FLOOR LANDING

BEDROOM ONE 9'10 x 14'6 (3.00m x 4.42m)

BEDROOM TWO 11'6 x 9'3 (3.51m x 2.82m)

BATHROOM 11'6 x 8'5 (3.51m x 2.57m)

GARDEN

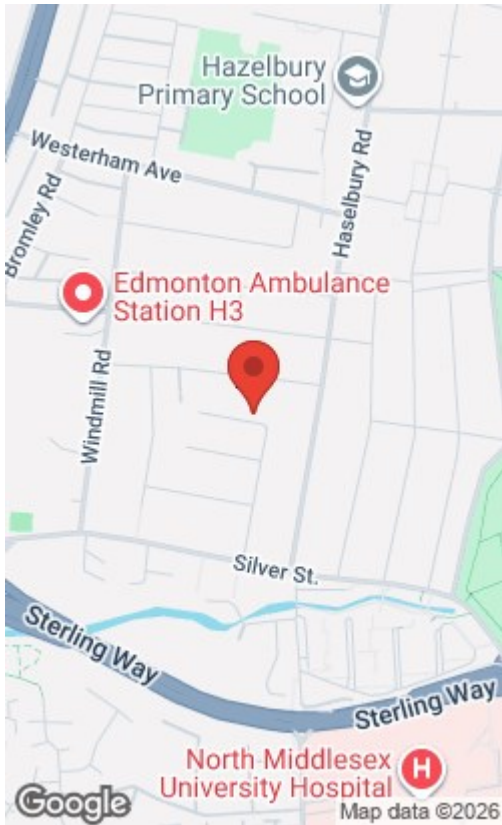




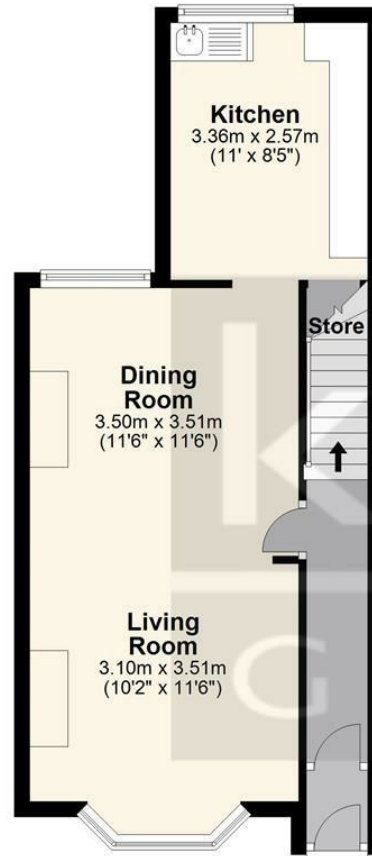




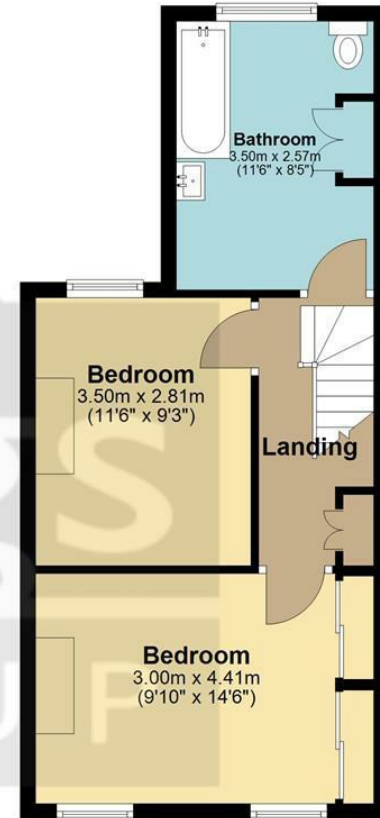
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
63	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor



First Floor



Total area: approx. 77.4 sq. metres (833.1 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. □

Lopen Road

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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