



York Road, N18 2JY  
Edmonton

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# York Road, N18 2JY

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- Two Reception Rooms
- First Floor Bathroom
- Loft Room
- Gas Central Heating & Double Glazing
- In Need Of Refurbishment
- Chain Free
- Council Tax Band C

£375,000



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KINGS are pleased to present this Two Bedroom Victorian Terraced House in Upper Edmonton, available CHAIN FREE. This bay fronted period property is in need of refurbishment, featuring two reception rooms, a good sized kitchen, a first floor bathroom, and a LOFT ROOM. Further benefits include a 45ft rear garden, gas central heating and double glazing.

Conveniently located with Fore Street nearby, renowned for its diverse range of amenities, coffee shops, and restaurants. Excellent transport connections are provided by White Hart Lane and Meridian Water train stations, with A406 North Circular access close by, ensuring easy commutes.

Notably, the property is located between two of North London's most significant redevelopment projects: the transformation surrounding White Hart Lane and the ambitious ongoing Meridian Water project, promising new business opportunities, leisure facilities, and Crossrail transport links. This is an exceptional opportunity to secure a home in an area poised for growth and revitalisation.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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



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#### ENTRANCE HALL

RECEPTION ROOM ONE 10'8 x 9'10 (3.25m x 3.00m )

RECEPTION ROOM TWO 10'6 x 10'6 (3.20m x 3.20m)

KITCHEN 11'2 x 7'7 (3.40m x 2.31m )

#### FIRST FLOOR LANDING

BEDROOM ONE 9'10 x 13'1 (3.00m x 3.99m )

BEDROOM TWO 10'10 x 7'10 (3.30m x 2.39m )

BATHROOM 11'6 x 7'7 (3.51m x 2.31m )

LOFT ROOM 8'10 x 13'1 (2.69m x 3.99m )

GARDEN 45'0 approx (13.72m approx)



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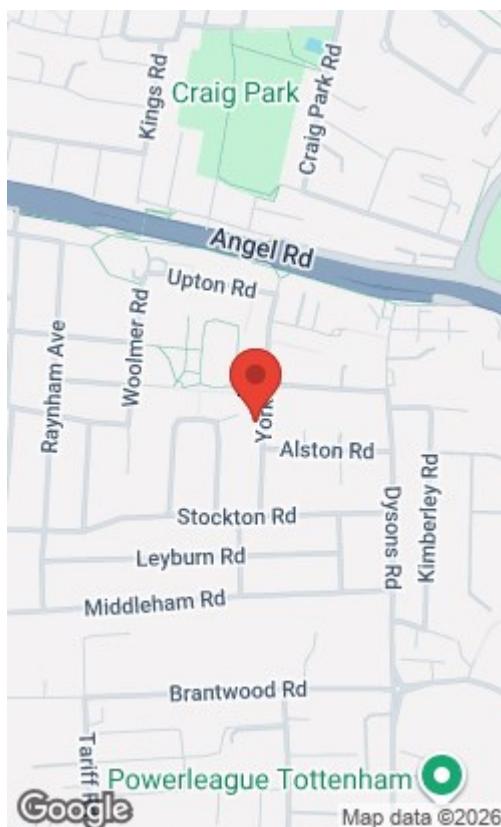
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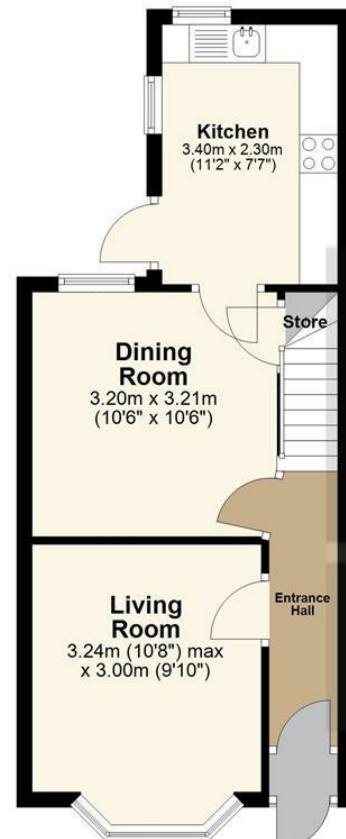
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| Energy Efficiency Rating                                 |   | Current                 | Potential               |
|--|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs<br>(92 plus) | A |                         |                         |
| (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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |   | Current                 | Potential               |
|--|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions              |   |                         |                         |
| England & Wales  |   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



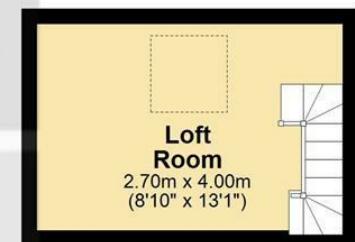
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 79.2 sq. metres (852.8 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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York Road

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