



Ingleton Road, N18 2RU
London





Ingleton Road, N18 2RU

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 15ft Kitchen/Diner
- First Floor Bathroom
- 36ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To White Hart Lane Train Station
- Tottenham N17 Borders
- Chain Free
- Council Tax Band C

Offers Over £375,000



KINGS are pleased to present this Two Bedroom Terraced House available on a CHAIN FREE basis, ideally situated in Upper Edmonton near the TOTTENHAM N17 BORDERS. This family home benefits from a spacious living room, a separate 15FT KITCHEN/DINER and a FIRST FLOOR BATHROOM. Further benefits include gas central heating, double glazing and a 36FT REAR GARDEN.

The property is conveniently located with Fore Street nearby, renowned for its diverse range of amenities, coffee shops and restaurants all WITHIN WALKING DISTANCE. Excellent transport connections are provided by White Hart Lane railway station and Meridian Water railway station, with easy access to the A406 North Circular also close by. Key amenities such as North Middlesex University Hospital and local schools are also conveniently nearby.

Notably, the property is located between two of North London's most significant redevelopment projects, being the transformation surrounding White Hart Lane and the ambitious ongoing Meridian Water development, promising new homes, business opportunities, leisure facilities and improved transport links. This is an excellent opportunity to secure a property in an area continuing to see strong growth and regeneration.

Council Tax Band C

Construction Type - Standard (Brick,Tile)

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



ENTRANCE HALL

LIVING ROOM 13'1 x 12'6 (3.99m x 3.81m)

KITCHEN/DINING ROOM 8'10 x 15'5 (2.69m x 4.70m)

FIRST FLOOR LANDING

BEDROOM ONE 10'10 x 12'10 (3.30m x 3.91m)

BEDROOM TWO 8'10 x 9'6 (2.69m x 2.90m)

BATHROOM 5'11 x 5'11 (1.80m x 1.80m)

GARDEN 36'1 x 15'4 (11.00m x 4.67m)



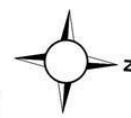




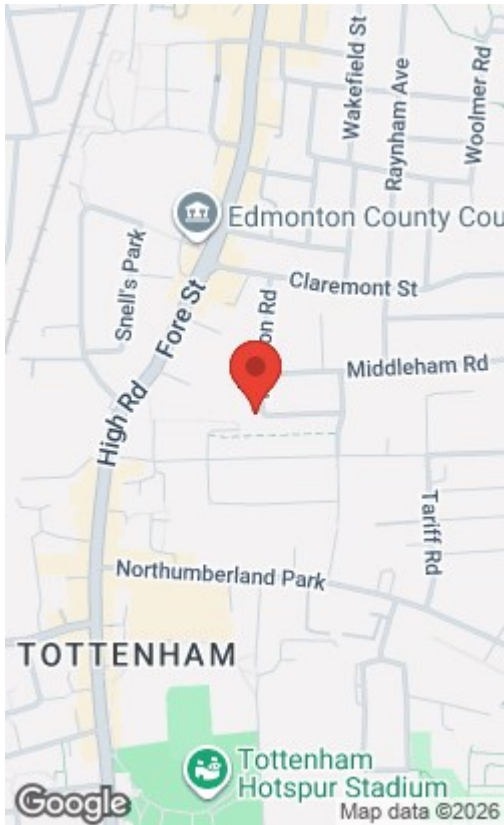
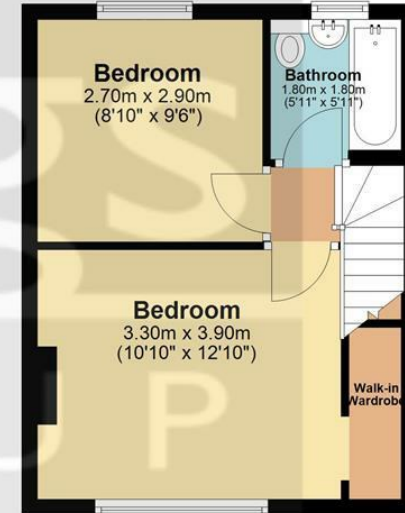
| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 70 | 80 |

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

Ground Floor
Approx. 30.2 sq. metres (325.3 sq. feet)
(excluding Garden)



First Floor
Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 59.2 sq. metres (637.2 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.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp. □

Ingleton 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

