



Ingleton Road, N18 2RT
London



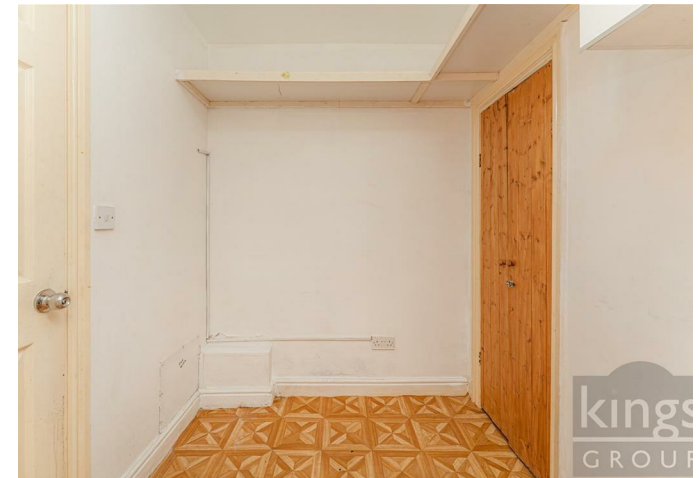


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Ingleton Road, N18 2RT

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 22ft Through Lounge
- First Floor Bathroom & Ground Floor WC
- 42ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To Meridian Water Train Station
- Tottenham N17 Borders
- Chain Free
- Council Tax Band C

Offers Over £400,000



KINGS are pleased to present this Two Bedroom Terraced House available with NO ONWARD CHAIN ideally situated in Upper Edmonton near the TOTTENHAM N17 BORDERS. The property features a 22FT THROUGH LOUNGE, a separate extended kitchen and utility room, a ground floor WC and a first floor bathroom. Additional benefits include gas central heating, double glazing, and a 41FT GARDEN with REAR ACCESS.

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 train station, with A406 North Circular access close by, ensuring easy commutes. Key amenities such as North Middlesex Hospital and local schools are also conveniently nearby.

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 revitalization.

Council Tax Band C

Construction Type - Standard (Brick,Tile)

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

PORCH

STORE 6'0 x 3'5 (1.83m x 1.04m)

ENTRANCE HALLWAY

RECEPTION ROOM 22'8 x 12'7 (6.91m x 3.84m)

KITCHEN 14'0 x 8'10 (4.27m x 2.69m)

UTILITY ROOM 5'10 x 5'9 (1.78m x 1.75m)

WC 5'9 x 3'8 (1.75m x 1.12m)

FIRST FLOOR LANDING

BEDROOM ONE 15'10 x 11'1 (4.83m x 3.38m)

BEDROOM TWO 9'5 x 9'0 (2.87m x 2.74m)

BATHROOM 6'4 x 6'1 (1.93m x 1.85m)

GARDEN 41'4" x 16'6" (12.62m x 5.05m)





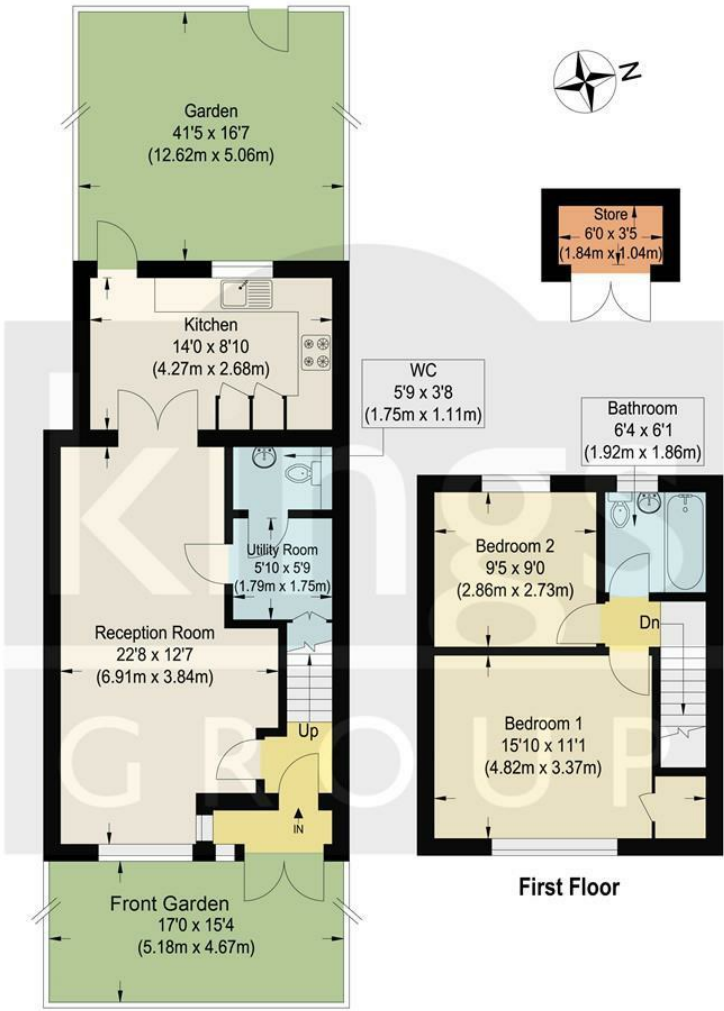
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions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



Ground Floor

Ingleton Road

Approximate Gross Internal Floor Area : 74.50 sq m / 801.91 sq ft
(Excluding Store)

Store Area : 1.90 sq m / 20.45 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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