



Amersham Avenue, N18 1DT  
London







Kings  
GROUP



## Amersham Avenue, N18 1DT

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- With Loft Room
- Driveway & Tandem Garage To Side
- Two Reception Rooms
- Large South Facing Rear Garden
- Borders Of Tottenham N17
- In Need Of Full Refurbishment
- Chain Free
- Council Tax Band D

Offers Over £450,000





KINGS are pleased to present this Three Bedroom End Of Terrace House with a LOFT ROOM, DRIVEWAY AND 35FT TANDEM GARAGE to the side. The CHAIN FREE property is in need of full refurbishment and offers plenty of potential to improve and extend (stp).

Comprising TWO RECEPTION ROOMS leading to a separate kitchen, a former ground floor bathroom that can be reinstated, three bedrooms and a bathroom on the first floor, and stairs leading to a good sized loft room. Further features include gas central heating and a large 48FT SOUTH FACING REAR GARDEN.

Situated in Upper Edmonton on the borders of Tottenham N17, the location is convenient with local shops, schools, and parks nearby, plus good transport links including Silver Street and White Hart Lane stations for easy access to central London. With ongoing investment and regeneration in the surrounding area, this is a great opportunity for homebuyers or investors.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

EPC Rating D

**RECEPTION ROOM ONE 16'2 x 15'7 (4.93m x 4.75m)**

**GARAGE 35'5 x 8'9 (10.80m x 2.67m)**

**RECEPTION ROOM TWO 16'1 x 13'1 (4.90m x 3.99m)**

**KITCHEN 10'9 x 10'8 (3.28m x 3.25m)**

**BATHROOM 10'8 x 5'3 (3.25m x 1.60m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 12'8 x 11'8 (3.86m x 3.56m)**

**BEDROOM TWO 9'6 x 8'9 (2.90m x 2.67m)**

**BEDROOM THREE 10'1 x 5'8 (3.07m x 1.73m)**

**BATHROOM 12'4 x 4'5 (3.76m x 1.35m)**

**STAIRS TO LOFT ROOM**

**LOFT ROOM 17'3 x 11'9 (5.26m x 3.58m)**

**GARDEN 48'0 x 27'0 approx (14.63m x 8.23m approx)**











OCCUPIED  
Thank you!

VACANT  
Thank you!

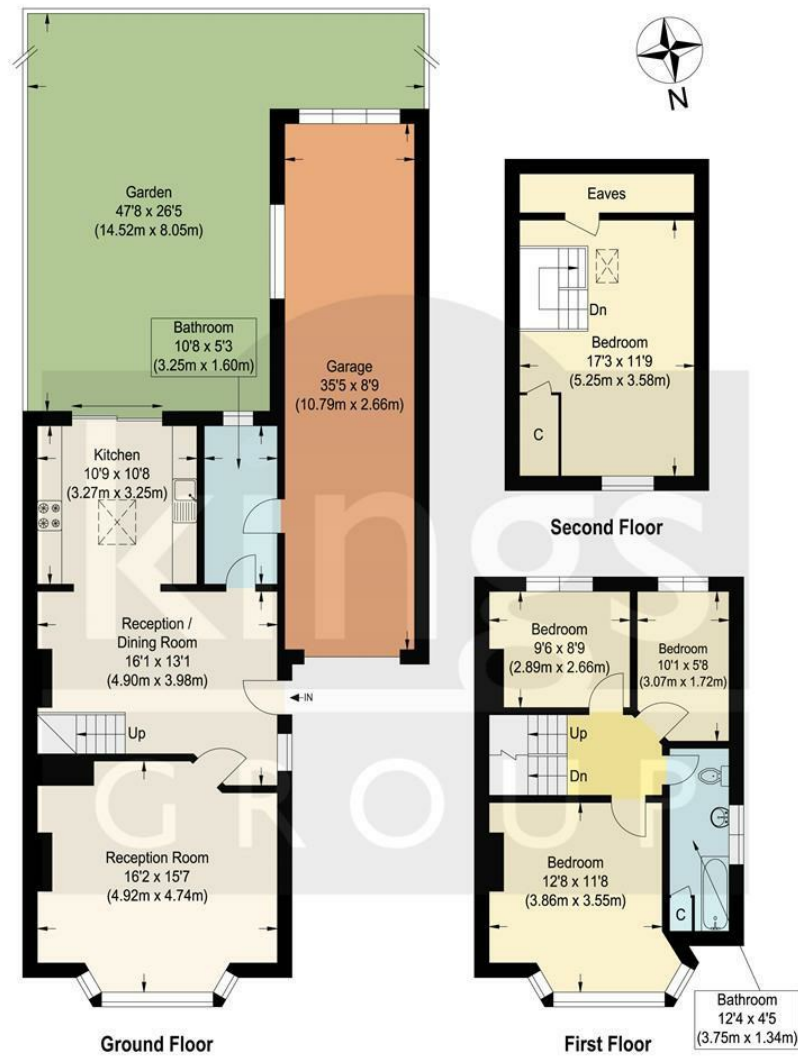
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|--------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



## Amersham Avenue

Approximate Gross Internal Floor Area : 112.90 sq m / 1215.24 sq ft  
(Excluding Garage & Eaves)

Garage Area : 28.70 sq m / 308.92 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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