



Queensland Avenue, N18 1AT
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Build
- 23ft Through Lounge
- First Floor Bathroom & Separate WC
- 32ft Rear Garden
- Potential Off Street Parking & To Extend (stp)
- Double Glazing & Gas Central Heating
- Easy Access to A10 and A406 North Circular
- Close To Borders Of N13 & N17

£439,995



KINGS are pleased to present this THREE BEDROOM TERRACED HOUSE situated within a popular residential turning in Upper Edmonton on the BORDERS OF PALMERS GREEN N13. This 1930's style family home features a 23FT THROUGH LOUNGE providing both living and dining areas, a separate fitted kitchen, and a FIRST FLOOR BATHROOM with separate WC.

Outside, there is a 32ft rear garden overlooking allotments and greenery to the rear. There are also the comforts of gas central heating and double glazing. In our opinion, this property would make an ideal first time purchase or family home offering EXCELLENT POTENTIAL to modernise and personalise as well as scope to extend and add off street parking (stp).

The property is conveniently located within easy reach of the A10 and A406 North Circular roads, providing excellent transport links across London and beyond. Palmers Green National Rail and Silver Street London Overground stations are close by, making this an ideal location for commuters. The property also benefits from being close to local shops, amenities, popular schools and North Middlesex Hospital.

Council Tax Band D

EPC Rating C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

LOUNGE/DINER 23'2 x 11'4 (7.06m x 3.45m)

KITCHEN 9'10 x 6'5 (3.00m x 1.96m)

FIRST FLOOR LANDING

BEDROOM ONE 12'11 x 10'6 (3.94m x 3.20m)

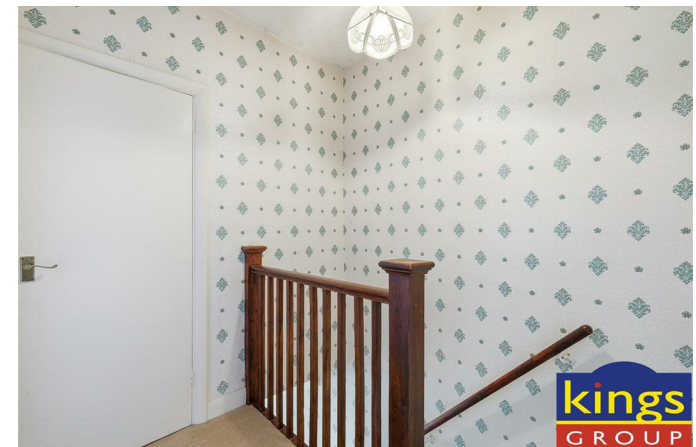
BEDROOM TWO 9'11 x 9'7 (3.02m x 2.92m)

BEDROOM THREE 6'9 x 6'6 (2.06m x 1.98m)

BATHROOM 6'10 x 4'7 (2.08m x 1.40m)

WC 3'11 x 2'6 (1.19m x 0.76m)

GARDEN 32'0 x 16'0 approx (9.75m x 4.88m approx)





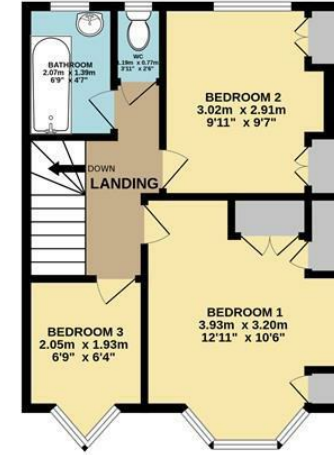
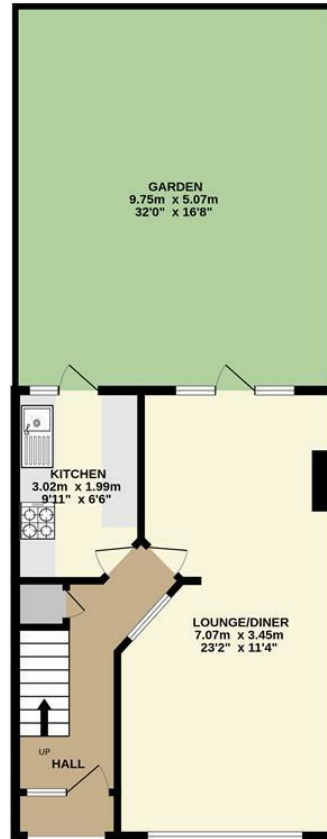
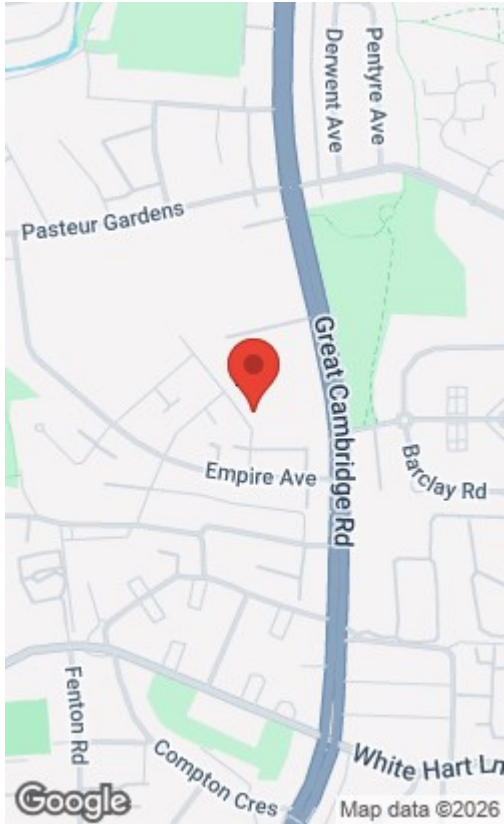




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F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

GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.

1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



QUEENSLAND AVENUE, EDMONTON, N18

TOTAL FLOOR AREA: 71.7 sq.m. (772 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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