



Middlesborough Road, N18 2AR  
London







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GROUP



## Middlesborough Road, N18 2AR

- Kings Are Pleased To Present This
- Four Bedroom Loft Converted Terraced House
- Bay Fronted Victorian Period Property
- Rear Extended
- 24ft Through Lounge
- Ground Floor Bathroom & Additional Shower Room
- Close Proximity To Local Amenities
- Easy Access To Meridian Water & Silver Street Station
- Chain Free
- Council Tax Band D

£450,000



**KINGS** are pleased to present this Four Bedroom Victorian Terraced House available with **NO ONWARD CHAIN**. This bay fronted period family home features a spacious **24FT THROUGH LOUNGE**, an **EXTENDED KITCHEN** with a skylight, a ground floor bathroom and additional shower room. Four spacious bedrooms are situated over the first and second floors. Further benefits include a **WEST FACING GARDEN**, gas central heating and double glazing.

The property is 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 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 revitalisation.

**Council Tax Band D**  
**Construction Type - Standard (Brick,Tile)**  
**Flood Risk - Rivers & Seas: Very Low, Surface Water: Very low**

**ENTRANCE HALLWAY**

**LOUNGE / DINER 24'4 x 10'9 (7.42m x 3.28m)**

**KITCHEN 12'8 x 7'6 (3.86m x 2.29m)**

**BATHROOM 10'1 x 6'1 (3.07m x 1.85m)**

**SHOWER ROOM 4'7 x 6'9 (1.40m x 2.06m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 14'1 x 11'3 (4.29m x 3.43m)**

**BEDROOM TWO 8'5 x 10'11 (2.57m x 3.33m)**

**BEDROOM THREE 8'2 x 9'7 (2.49m x 2.92m)**

**SECOND FLOOR LANDING**

**BEDROOM FOUR 12'2m x 15'0 (3.71mm x 4.57m)**

**GARDEN**







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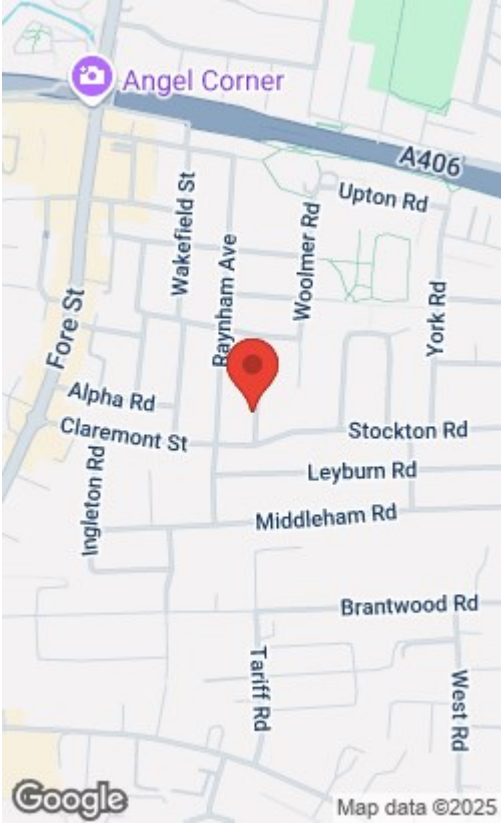
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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		



Middlesborough Road, Edmonton, N18 2AR

Total Area: 111.9 m<sup>2</sup> ... 1205 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

