



Raynham Avenue, N18 2BP  
London

kings  
GROUP





king's  
GROUP



## Raynham Avenue, N18 2BP

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Bay Fronted Victorian Period Property
- 24ft Through Lounge
- Extended Kitchen
- Large First Floor Four Piece Bathroom
- 52ft Rear Garden
- Close Proximity To Local Amenities
- Chain Free
- Council Tax Band C

£415,000



KINGS are pleased to present this Two Bedroom Victorian Terraced House within walking distance of SILVER STREET TRAIN STATION. This bay fronted period family home features a spacious 24FT THROUGH LOUNGE, a generously sized extended kitchen, and a LARGE FOUR PIECE FIRST FLOOR BATHROOM. Further benefits include a lovely 52FT REAR GARDEN, built in wardrobes with the master bedroom, 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 C

Construction Type - Standard (Brick,Tile)

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

#### ENTRANCE HALLWAY

THROUGH LOUNGE 24'3 x 13'7 (7.39m x 4.14m)

KITCHEN 12'8 x 9'3 (3.86m x 2.82m)

#### FIRST FLOOR LANDING

BEDROOM ONE 13'6 x 11'5 (4.11m x 3.48m)

BEDROOM TWO 10'5 x 8'3 (3.18m x 2.51m)

BATHROOM 9'7 x 6'9 (2.92m x 2.06m)

GARDEN 52'3 x 14'1 (15.93m x 4.29m)







kings  
GROUP





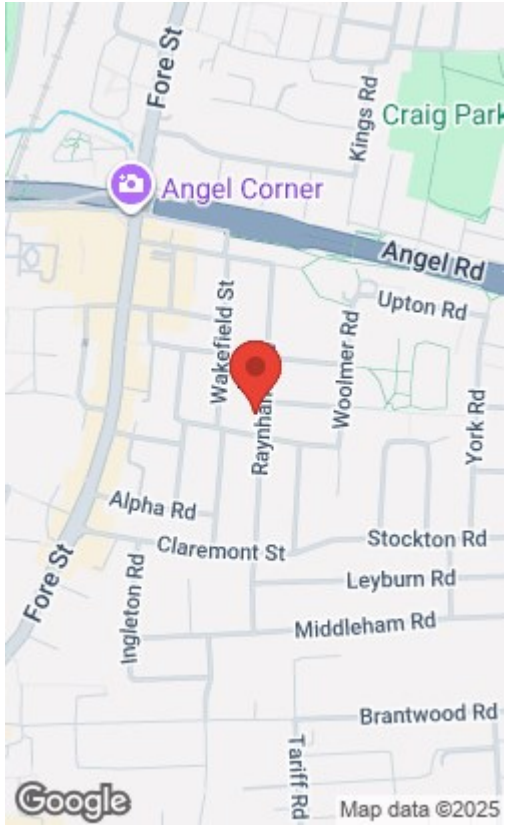
kings  
GROUP







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		



Ground Floor First Floor

Raynham Avenue

Approximate Gross Internal Floor Area : 78.60 sq m / 846.04 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

