



Raynham Avenue, N18 2BP
London

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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



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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)





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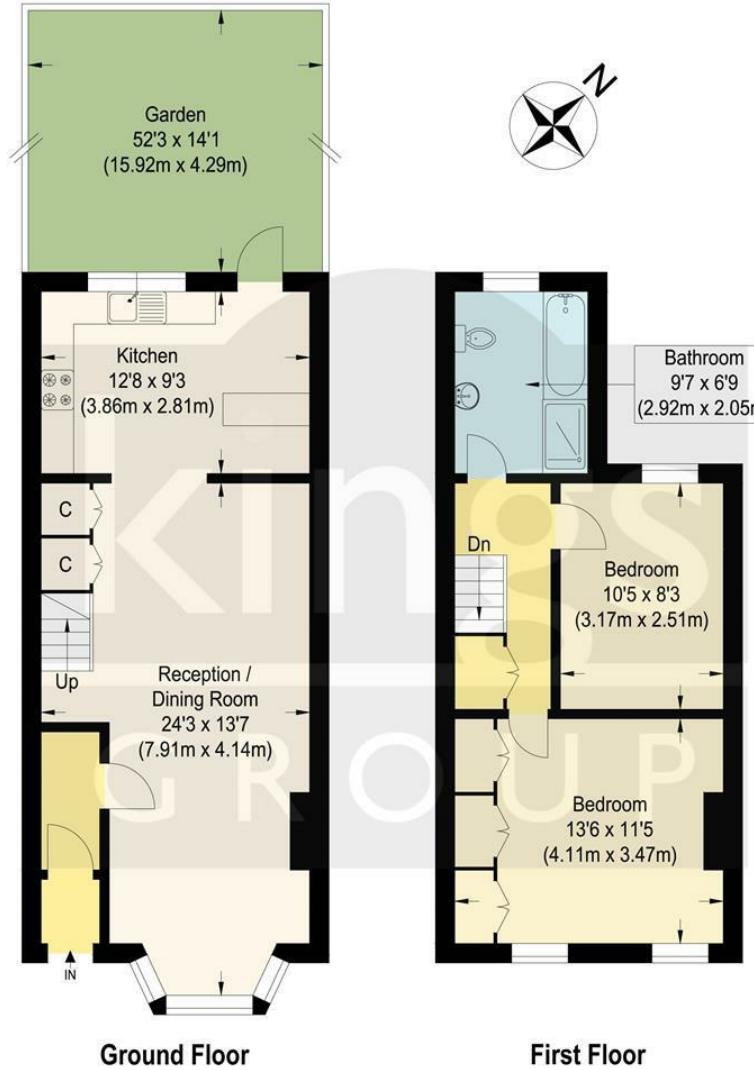
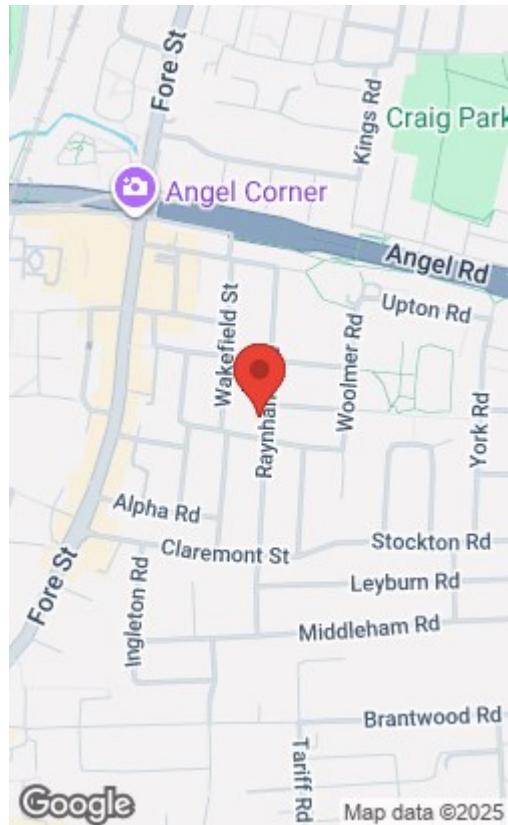


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

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



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

Illustration for identification purposes only, measurements are approximate, not to scale.

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