



Kings Road, N18 2PN
London





Kings Road, N18 2PN

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Build
- 23ft Through Lounge
- Extended 22ft Kitchen/Diner
- Ground Floor Bathroom
- 62ft Garden With Rear Vehicular Access
- Gas Central Heating & Double Glazing
- Close To Silver Street Train Station
- Chain Free

£425,000



kings
GROUP



kings
GROUP



kings
GROUP



kings
GROUP

KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with NO ONWARD CHAIN. The spacious Victorian built home benefits from a 62FT GARDEN with a shed and REAR VEHICULAR ACCESS. Features include a generous 23FT THROUGH LOUNGE providing ample living space, a GROUND FLOOR BATHROOM, and a 22FT KITCHEN/DINER with direct access to the rear garden.

On the first floor, there are three good sized bedrooms with built in storage cupboards. Gas central heating and double glazing provide efficiency and comfort. Externally, the property has POTENTIAL for a larger outbuilding, garage, or off street parking due to a dropped kerb and access via Edinburgh Road, which is a rarity.

Perfectly located just off Fore Street and WITHIN WALKING DISTANCE of Silver Street Train Station, providing direct links to central London making it a great choice for commuters. The surrounding area offers a mix of amenities and convenience with a variety of local shops, schools, bus routes, and parks nearby such as Craig Park. The vibrant Angel, Edmonton area is just a short distance away, ensuring all essentials are within easy reach.

Council Tax Band C

EPC Rating TBC

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

THROUGH LOUNGE 23'10 x 11'3 (7.26m x 3.43m)

KITCHEN 22'11 x 7'10 (6.99m x 2.39m)

BATHROOM 8'0 x 6'4 (2.44m x 1.93m)

FIRST FLOOR LANDING

BEDROOM ONE 12'3 x 10'0 (3.73m x 3.05m)

BEDROOM TWO 11'0 x 8'11 (3.35m x 2.72m)

BEDROOM THREE 9'6 x 7'11 (2.90m x 2.41m)

GARDEN 62'4 x 14'6 (19.00m x 4.42m)

SHED 15'2 x 11'0 (4.62m x 3.35m, 0.00m)

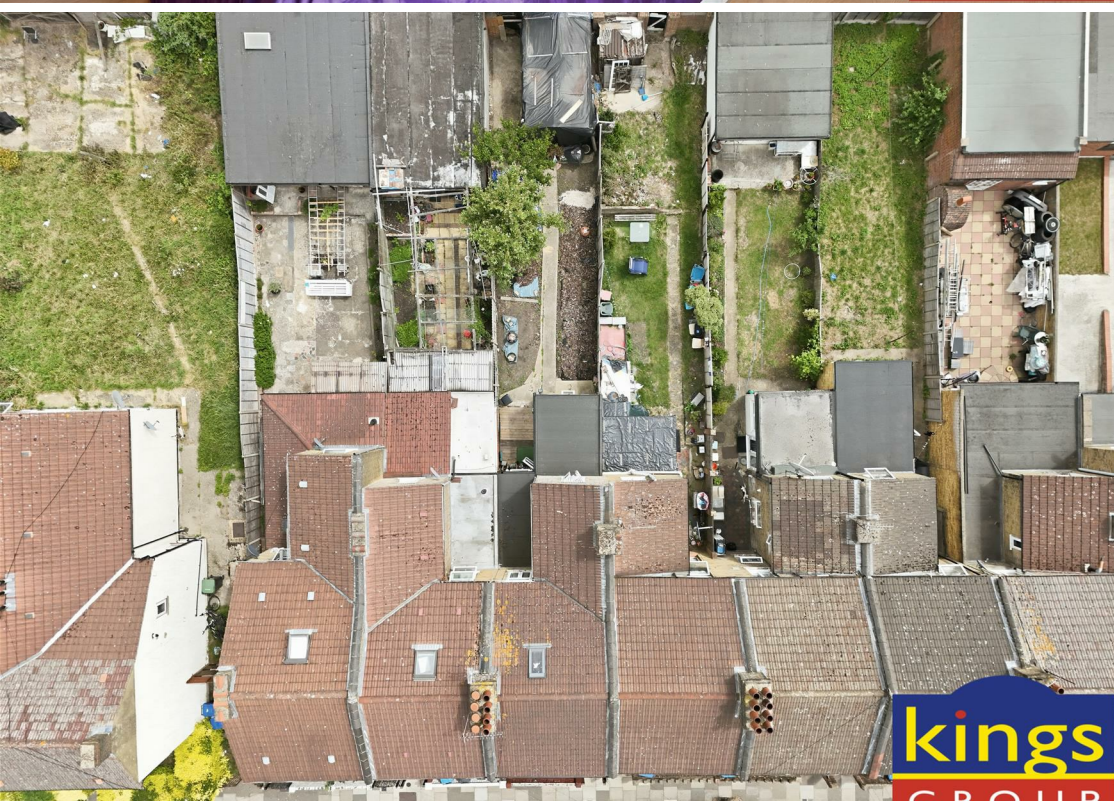




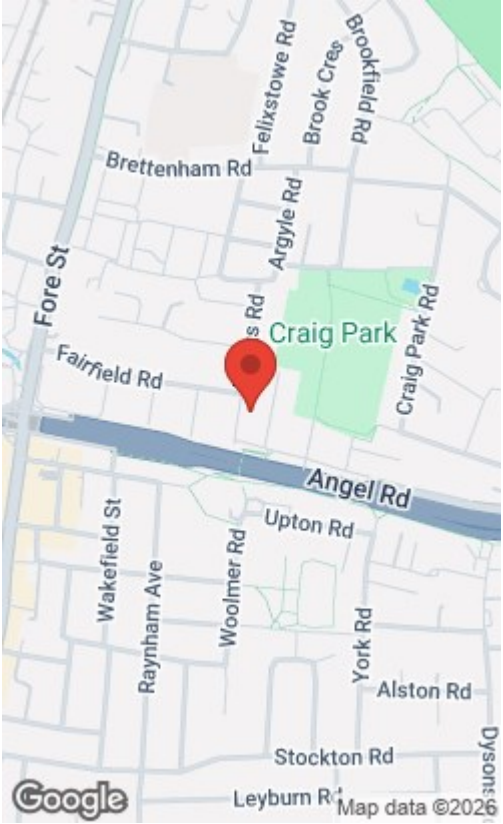
kings
GROUP



kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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

