



Huxley Road, N18 1NW  
London





# Huxley Road, N18 1NW

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- Two Reception Rooms
- First Floor Four Piece Bathroom
- 50ft South Facing Rear Garden
- Sought After Location
- Walking Distance To Silver Street Station
- Close Proximity To Local Amenities & Schools
- Council Tax Band C

£425,000



KINGS are pleased to present this charming Two Bedroom Victorian Terraced House, situated on the ever popular Huxley Road, N18. Offering a blend of timeless architecture and modern comfort, this delightful property is perfect for those seeking character, space, and a well-connected North London location.

Upon entering there are TWO RECEPTION ROOMS providing both living and dining areas, complemented by a separate fitted kitchen opening onto the garden. Upstairs, the accommodation continues to impress with two well proportioned double bedrooms and a LARGE FOUR PIECE BATHROOM complete with a separate shower and a skylight, a rare feature flooding the space with natural light.

Outside, a beautiful 50FT SOUTH FACING GARDEN awaits, thoughtfully planted and providing the perfect outdoor retreat for relaxation or summer entertaining. The home retains some of its PERIOD FEATURES, including elegant fireplaces, decorative cornicing and original sash windows to the front. These traditional details are enhanced by double glazing to the rear and gas central heating throughout.

Ideally located within walking distance of Silver Street train station, this property offers direct links to the City and surrounding areas, along with easy access to local shops. Nearby schools include Hazelbury Primary, Aylward Academy and Latymer School, with Jubilee Park close by for local residents to enjoy.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

**ENTRANCE HALLWAY**

**RECEPTION ROOM 12'3 x 10'10 (3.73m x 3.30m)**

**DINING ROOM 14'0 x 10'8 (4.27m x 3.25m)**

**KITCHEN 11'1 x 8'4 (3.38m x 2.54m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 13'9 x 10'6 (4.19m x 3.20m)**

**BEDROOM TWO 10'6 x 8'7 (3.20m x 2.62m)**

**BATHROOM 11'1 x 8'4 (3.38m x 2.54m)**

**GARDEN 50'0 approx (15.24m approx)**

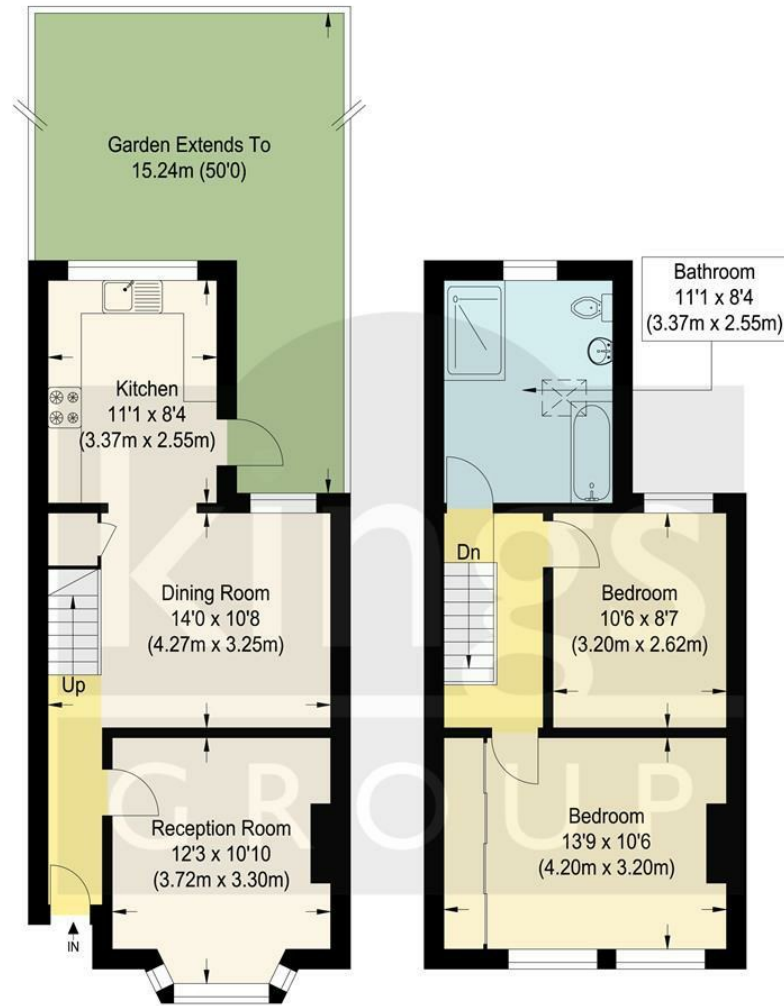
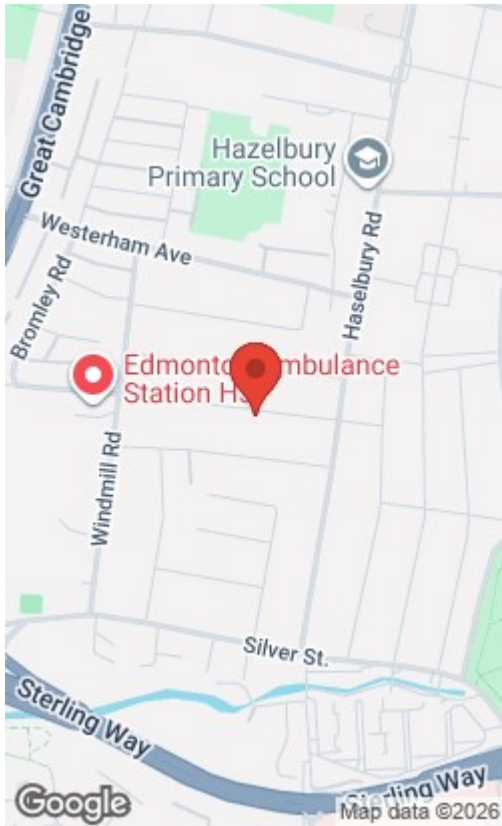








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Ground Floor** **First Floor**  
**Huxley Road**

Approximate Gross Internal Floor Area : 74.50 sq m / 801.91 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.

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