



Raynham Avenue, N18 2BP  
London





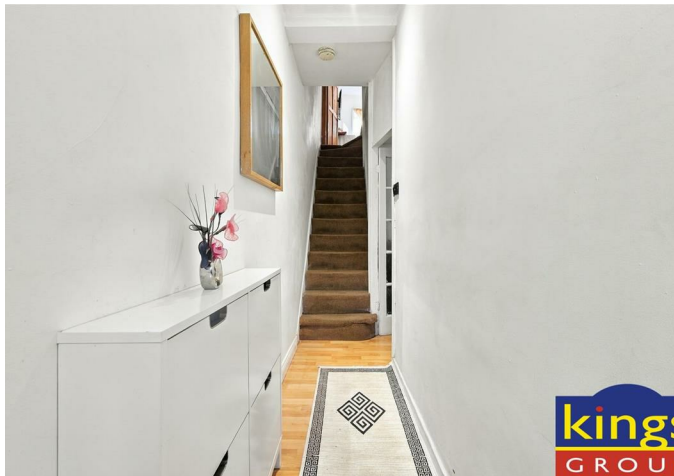
## Raynham Avenue, N18 2BP

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Extended Victorian Build
- 24ft Through Lounge
- Refitted Modern Kitchen
- Ground Floor Shower Room & Utility Room
- Double Glazing & Gas Central Heating
- 36ft Rear Garden
- Walking Distance To Silver Street Train Station
- Close To Local Schools & Shops

Offers Over £425,000



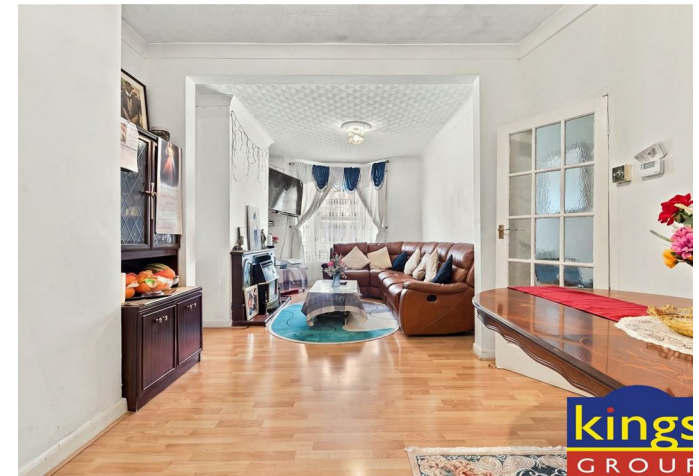
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KINGS are pleased to present this EXTENDED THREE BEDROOM VICTORIAN TERRACED HOUSE, situated within a well connected residential area of Upper Edmonton, N18. This bay fronted period family home features an impressive 24FT THROUGH LOUNGE, a REFITTED MODERN KITCHEN, a generous utility space and a convenient ground floor shower room. Further benefits include gas central heating, double glazing and a 36FT PAVED REAR GARDEN.

Raynham Avenue is conveniently positioned close to Fore Street, which offers a wide selection of shops, supermarkets, restaurants, cafés, and other everyday amenities. Excellent transport links are also readily accessible via Silver Street and White Hart Lane stations, while the A406 North Circular Road is within easy reach, providing convenient road connections across North London and beyond.

The property is also located within an area undergoing significant regeneration, including the ongoing Meridian Water development and continued investment surrounding White Hart Lane. These major developments are introducing new homes, leisure and community facilities, employment opportunities, and improvements to local transport infrastructure.

Combining generous living accommodation, outside space, excellent transport links, and close proximity to a range of amenities and ongoing regeneration, this property presents an attractive opportunity for first time buyers, families and investors alike.

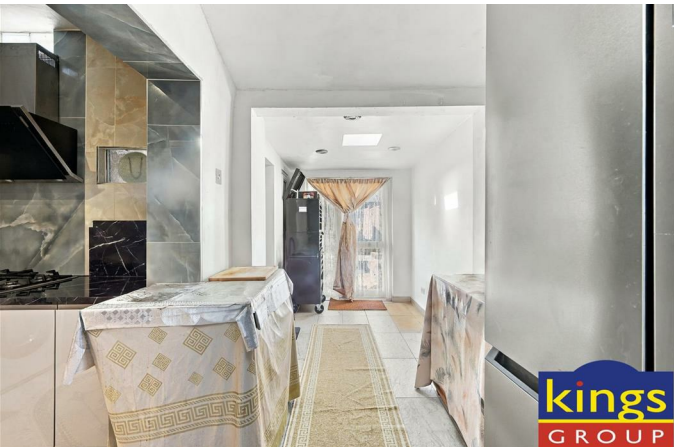
Council Tax Band C  
EPC Rating C  
Construction Type - Standard (Brick, Tile)  
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

**ENTRANCE HALLWAY**

- LIVING ROOM 13'9 x 10'10 (4.19m x 3.30m)**
- DINING ROOM 10'6 x 13'5 (3.20m x 4.09m)**
- KITCHEN 8'10 x 7'7 (2.69m x 2.31m)**
- UTILITY ROOM 17'5 x 5'7 (5.31m x 1.70m)**
- BATHROOM 6'11 x 5'11 (2.11m x 1.80m)**

**FIRST FLOOR LANDING**

- BEDROOM ONE 11'10 x 14'1 (3.61m x 4.29m)**
- BEDROOM TWO 10'2 x 8'10 (3.10m x 2.69m)**
- BEDROOM THREE 9'10 x 6'11 (3.00m x 2.11m)**

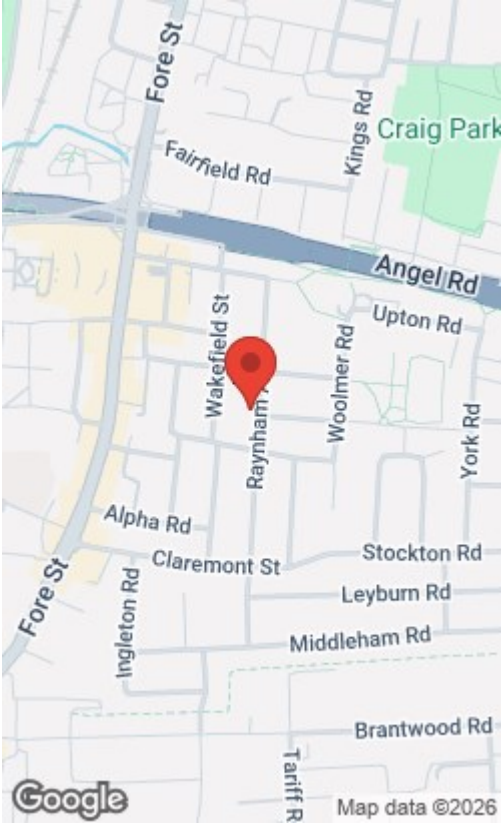








| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| 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>                                                |         |           |
| (29-38) <b>F</b>                            |         |           | (29-38) <b>F</b>                                                |         |           |
| (1-28) <b>G</b>                             |         |           | (1-28) <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                                         |         |           |



Total area: approx. 94sq metres (1012 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Raynham Ave

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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