



Kimberley Road, N18 2DP
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- Open Plan Kitchen/Living Space
- Ground Floor Bathroom
- Lean-To With Storage Room
- 26ft Rear Garden
- Walking Distance To Meridian Water Train Station
- Chain Free
- Council Tax Band C

£420,000



KINGS are pleased to present this Three Double Bedroom Terraced House located in Upper Edmonton, available on a CHAIN FREE basis. Situated close to the BORDERS OF TOTTENHAM N17 and within walking distance of MERIDIAN WATER train station.

This bay fronted 1900's built home boasts a spacious 22FT OPEN PLAN reception room and MODERN KITCHEN perfect for contemporary living and entertaining, a GROUND FLOOR BATHROOM, a lean-to with a store room, and a 26ft paved rear garden. Further benefits include gas central heating and a replacement roof.

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 revitalization.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE

KITCHEN / RECEPTION / DINING ROOM 22'5 x 13'2
(6.83m x 4.01m)

BATHROOM 7'5 x 5'5 (2.26m x 1.65m)

LEAN TO 13'1 x 5'1 (3.99m x 1.55m)

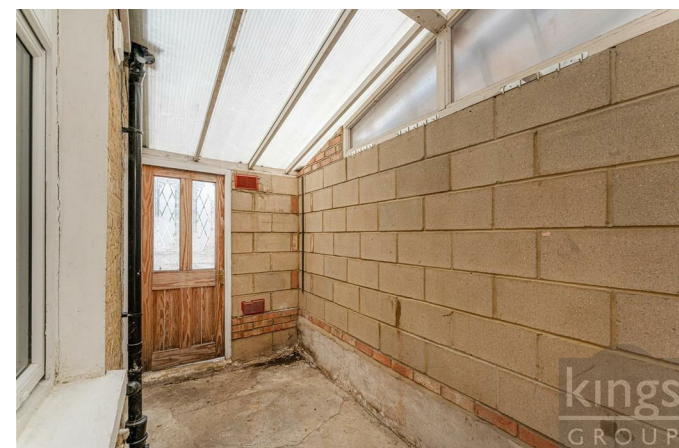
FIRST FLOOR LANDING

BEDROOM ONE 13'2 x 10'1 (4.01m x 3.07m)

BEDROOM TWO 10'1 x 8'1 (3.07m x 2.46m)

BEDROOM THREE 9'2 x 7'5 (2.79m x 2.26m)

GARDEN 26'8 x 13'5 (8.13m x 4.09m)





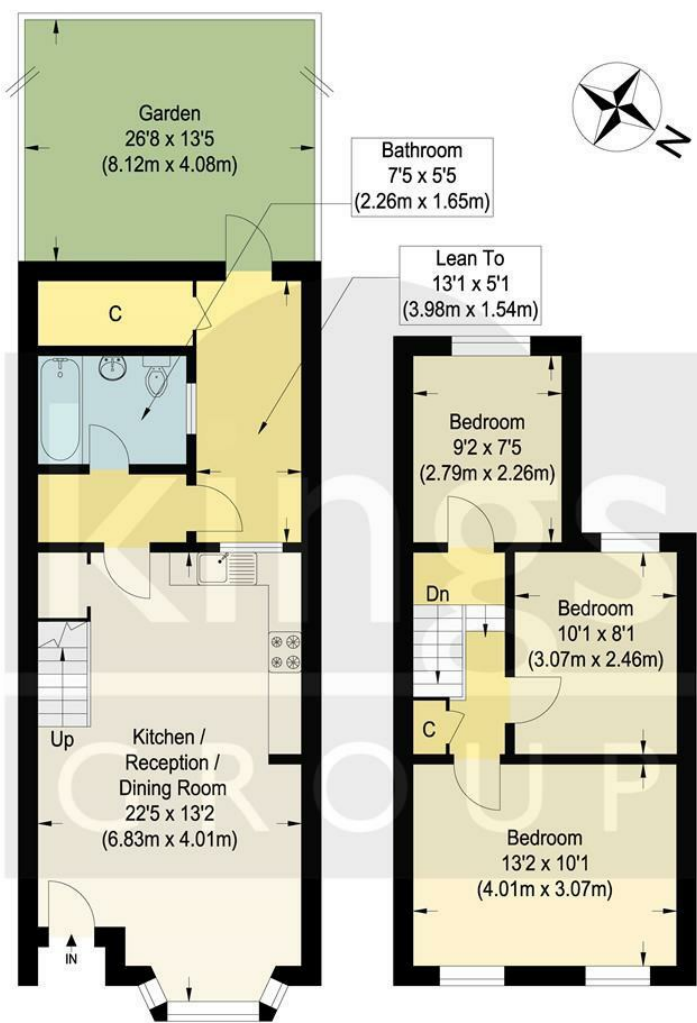
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



Ground Floor First Floor

Kimerley Road

Approximate Gross Internal Floor Area : 73.90 sq m / 795.45 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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