



Amersham Avenue, N18 1DT
London





kings
GROUP

Amersham Avenue, N18 1DT

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Two Reception Rooms
- Extended Kitchen
- 50ft South Facing Rear Garden
- First Floor Bathroom
- Walking Distance To North Middlesex Hospital
- Close Proximity To White Hart Lane Station
- Chain Free
- Council Tax Band C

Offers Over £375,000



KINGS are pleased to present this Two Bedroom Terraced House in Upper Edmonton available with NO ONWARD CHAIN. The property comprises TWO RECEPTION ROOMS, an extended kitchen, a first floor bathroom and a 50FT SOUTH FACING REAR GARDEN. Additional features include gas central heating, double glazing throughout.

With White Hart Lane train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

RECEPTION ROOM 11'7 x 11'1 (3.53m x 3.38m)

DINING ROOM 15'1 x 10'1 (4.60m x 3.07m)

KITCHEN 13'1 x 7'4 (3.99m x 2.24m)

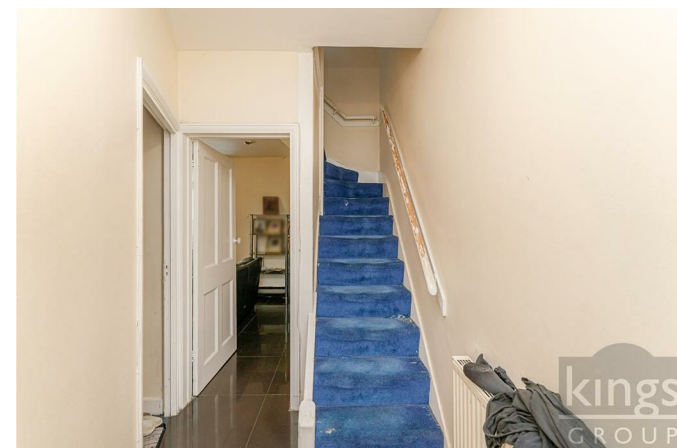
FIRST FLOOR LANDING

BEDROOM ONE 15'1 x 9'7 (4.60m x 2.92m)

BEDROOM TWO 10'2 x 7'3 (3.10m x 2.21m)

BATHROOM 7'4 x 4'6 (2.24m x 1.37m)

GARDEN 50'3 x 16'9 (15.32m x 5.11m)





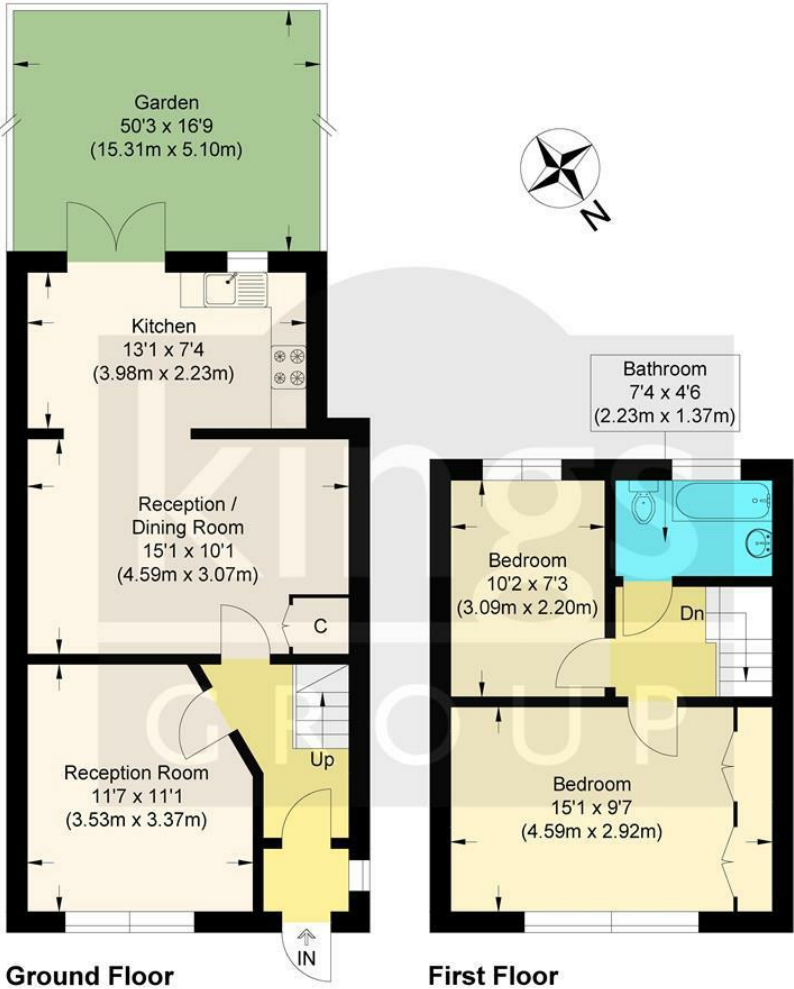
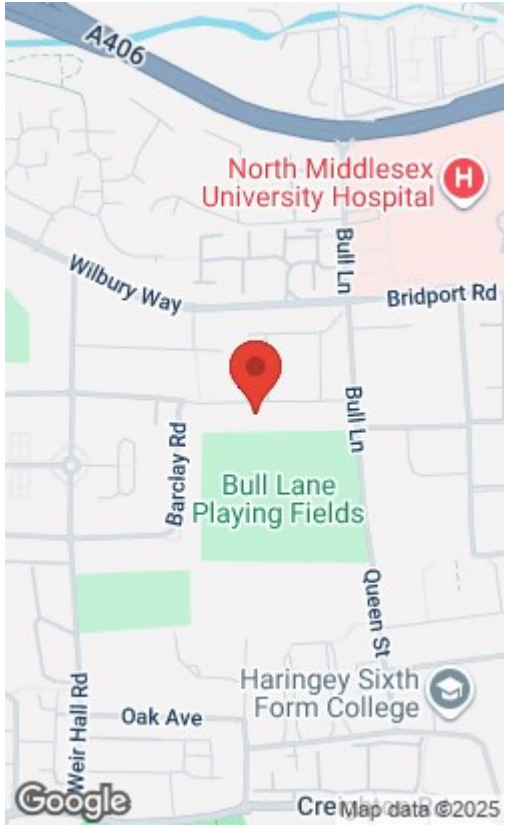
kings
GROUP



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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



Amersham Avenue

Approximate Gross Internal Floor Area : 68.70 sq m / 739.48 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

