



Alston Road, N18 2LB
London





KING & CO
GROUP

Alston Road, N18 2LB

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Bay Fronted Victorian Period Property
- 24ft Through Lounge
- Separate Kitchen & Utility Room/Lean-To
- Large First Floor Four Piece Bathroom
- 45ft Garden With Rear Access
- Walking Distance To Meridian Water Station
- Close Proximity To Local Amenities
- Council Tax Band C

Offers Over £425,000



KINGS are pleased to present this Two Bedroom Victorian Terraced House within walking distance of MERIDIAN WATER TRAIN STATION. This well presented bay fronted period family home features a spacious 24FT THROUGH LOUNGE, a generously sized separate kitchen and UTILITY ROOM, and a LARGE FIRST FLOOR BATHROOM with a separate walk-in shower. Further benefits include a lovely 45FT GARDEN WITH REAR ACCESS, built in wardrobes, gas central heating and double glazing.

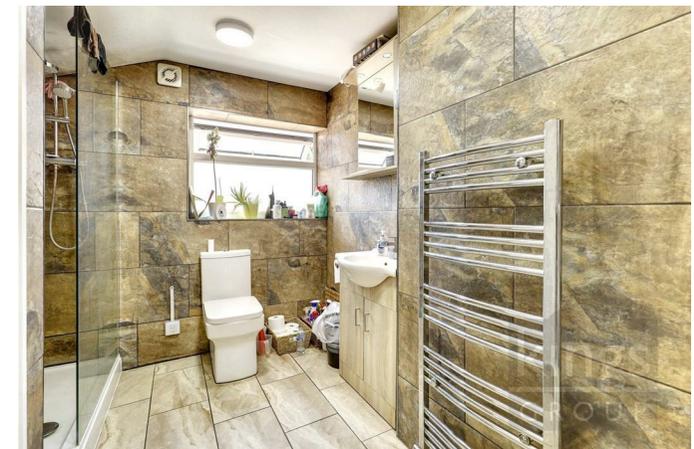
The property is conveniently located with Fore Street nearby, renowned for its diverse range of amenities, coffee shops, and restaurants. Excellent transport connections are provided by White Hart Lane train station, with A406 North Circular access close by, ensuring easy commutes. Key amenities such as North Middlesex Hospital and local schools are also conveniently nearby.

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 HALLWAY

THROUGH LOUNGE 24'0 x 13'7 (7.32m x 4.14m)

KITCHEN 11'6 x 6'11 (3.51m x 2.11m)

LEAN TO 11'6 x 5'11 (3.51m x 1.80m)

FIRST FLOOR LANDING

BEDROOM ONE 13'7 x 10'2 (4.14m x 3.10m)

BEDROOM TWO 10'10 x 8'2 (3.30m x 2.49m)

BATHROOM 11'6 x 7'7 (3.51m x 2.31m)

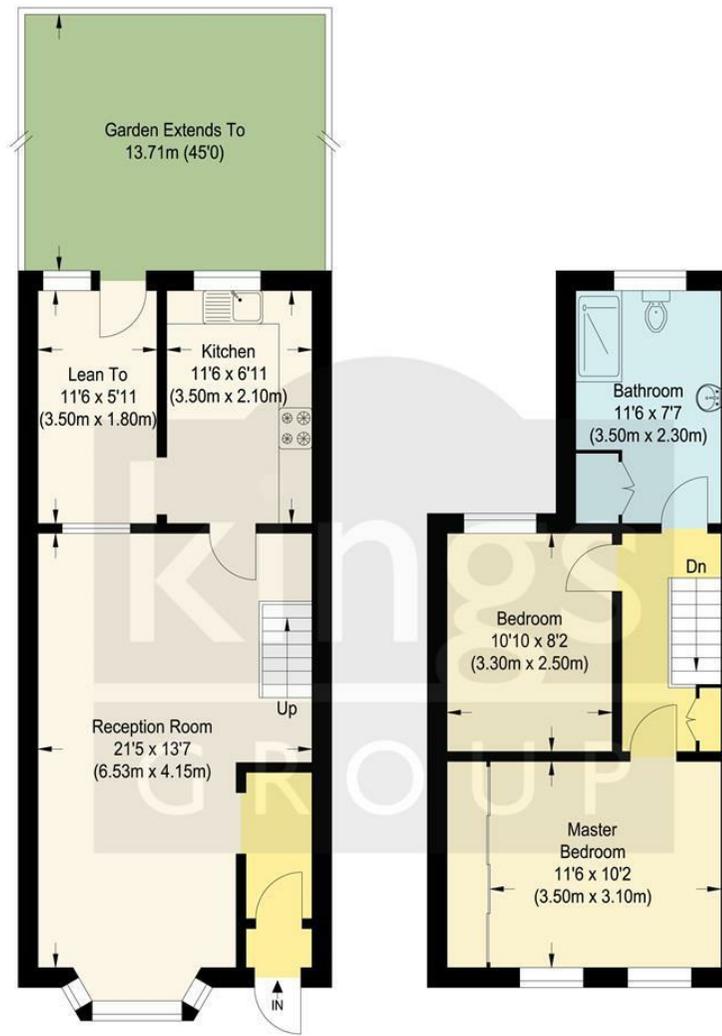
GARDEN 45'0 appox (13.72m appox)



GROUP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	



Ground Floor

First Floor

Alston Road

Approximate Gross Internal Floor Area : 78.20 sq m / 841.73 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

