



Lopen Road, N18 1PX  
London









# Lopen Road, N18 1PX

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- 22ft Through Lounge
- Large First Floor Bathroom
- 32ft Rear Garden
- Gas Central Heating & Double Glazing
- In Need Of Modernisation
- Chain Free
- Council Tax Band C

£400,000



KINGS are pleased to present this Two Bedroom Victorian Terraced House, situated on the popular Lopen Road, N18, with NO ONWARD CHAIN. This bay fronted property with a brick façade offers a blend of timeless architecture and plenty of potential, perfect for those seeking character and space to make their own in a well-connected North London location.

Upon entering you are greeted by a spacious OPEN PLAN THROUGH LOUNGE providing both living and dining areas, leading to a separate fitted kitchen and lean-to with a WC. Upstairs, there are two well proportioned double bedrooms with fitted storage and a LARGE BATHROOM. Outside, a paved 32FT EAST FACING GARDEN awaits with plenty of morning sun. Further features include double glazing throughout and gas central heating.

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: Very low

#### ENTRANCE HALL

THROUGH LOUNGE 21'11 x 11'6 (6.68m x 3.51m)

KITCHEN 11'2 x 8'8 (3.40m x 2.64m)

LEAN-TO/CONSERVATORY 15'1 x 14'9 (4.60m x 4.50m)

WC 3'11 x 2'5 (1.19m x 0.74m)

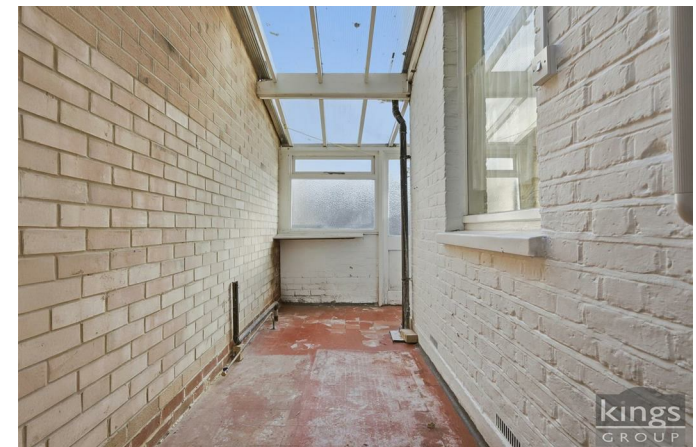
#### FIRST FLOOR LANDING

BEDROOM ONE 14'9 x 10'11 (4.50m x 3.33m)

BEDROOM TWO 10'10 x 9'1 (3.30m x 2.77m)

BATHROOM 11'3 x 8'6 (3.43m x 2.59m)

GARDEN 32'5 x 13'11 (9.88m x 4.24m)









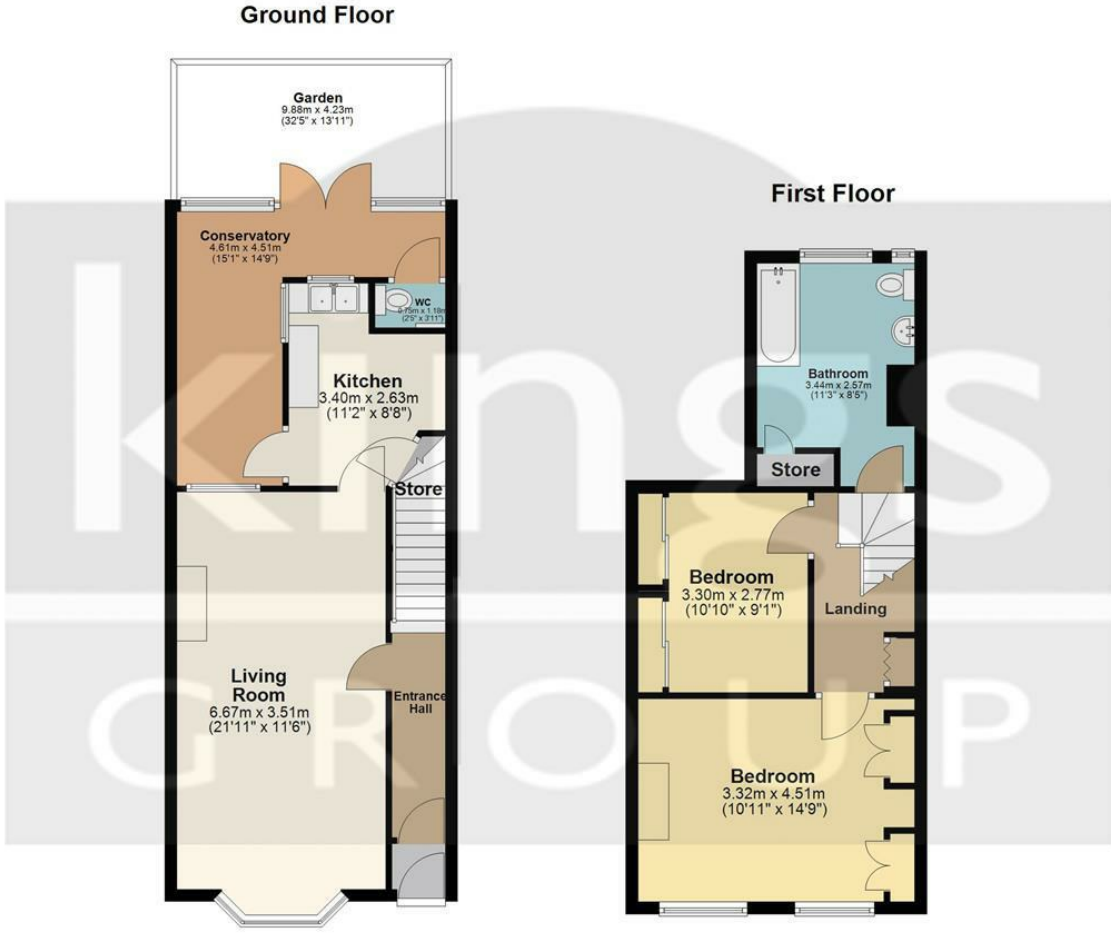
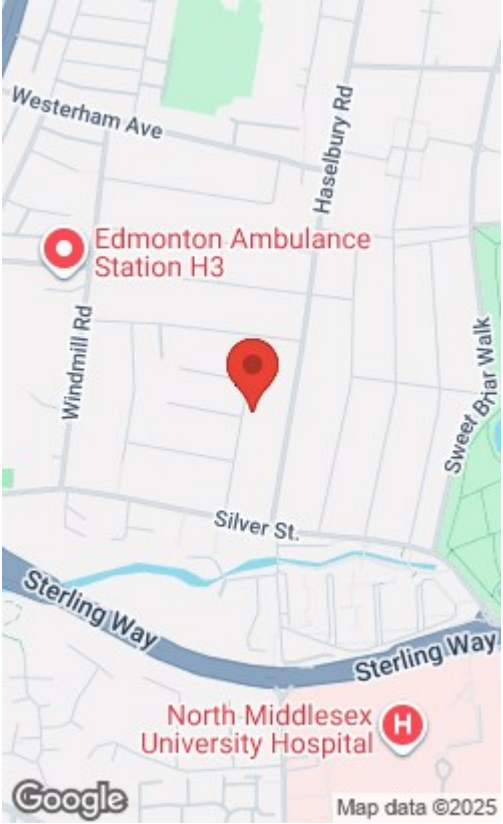








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80)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



Total area: approx. 91.2 sq. metres (982.2 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.

Lopen Road

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

