



Denton Road, N18 1RU
London





A IS FOR AFRICA

A is for Africa	O is for Orange
B is for Black	P is for Peace
C is for Culture	Q is for Quality
D is for Dignity	R is for Rights
E is for Education	S is for Schools
F is for Freedom	T is for Teachers
G is for Greatness	U is for Unity
H is for History	V is for Victory
I is for Inspiration	W is for Wisdom
J is for Job	X is for Xmas
K is for King	

Kings
GROUP

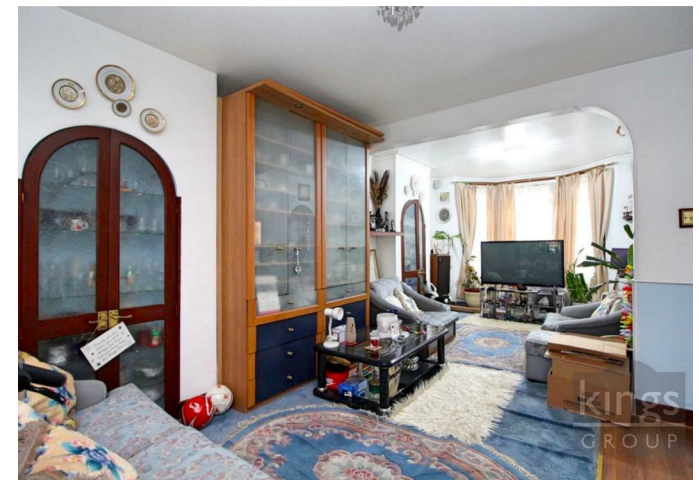
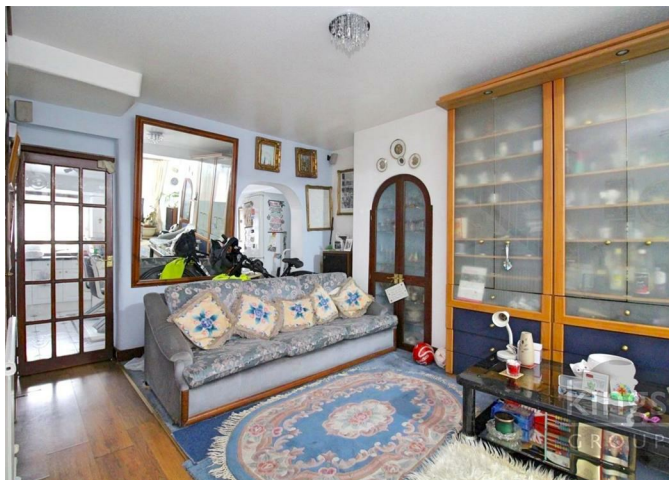
Denton Road, N18 1RU

KINGS are pleased to present this SPACIOUS Two Bedroom Terraced House in a SOUGHT AFTER N18 LOCATION directly next to Pymmes Park. This Victorian period property features TWO OPEN PLAN RECEPTION ROOMS, an EXTENDED KITCHEN/DINER and a four piece FIRST FLOOR BATHROOM. Further benefits include a SOUTH FACING REAR GARDEN, double glazing and gas central heating.

The property is WITHIN WALKING DISTANCE of Silver Street train station and also provides easy access to the A10 and A406 North Circular Roads for commuters. There are a variety of shops and popular schools close by, with the historic Pymmes Park and North Middlesex Hospital being only moments away.

Council Tax Band C

£435,000



- Kings Are Pleased To Present This
- Victorian Build
- Extended Kitchen/Diner
- South Facing Rear Garden
- Located Next To Pymmes Park

- Two Bedroom Terraced House
- Two Open Plan Reception Rooms
- First Floor Bathroom
- Gas Central Heating & Double Glazing
- Council Tax Band C

FRONT DOOR LEADING TO:

PORCH

ENTRANCE HALLWAY

Laminate flooring, stairs leading to first floor, under stairs storage cupboard

LOUNGE / RECEPTION ROOM 25'9" x 14'4" (7.85m x 4.37m)

With double glazed bay window to front aspect, laminate flooring, radiator,

KITCHEN 14'42 x 13'1" (4.27m x 3.99m)

With double glazed windows to rear aspect, tiled flooring, wall and base units with roll top work surfaces, integrated cooker with gas hob, hood extractor fan, plumbing for washing machine, stainless steel sink with mixer tap, door leading to garden

FIRST FLOOR LANDING

BEDROOM ONE 14'2" x 10'4" (4.32m x 3.15m)

With double glazed window to front aspect, carpeted flooring, radiator

BEDROOM TWO 13'5" x 8'8" (4.09m x 2.64m)

With double glazed window to rear aspect, carpeted flooring

BATHROOM 11'7" x 9'2" (3.53m x 2.79m)

With double glazed window to rear aspect, tiled flooring, panel enclosed bath with shower attachment, wash basin with vanity unit under, bidet, low level WC, tiled walls

GARDEN

With fence panels, paves, shed



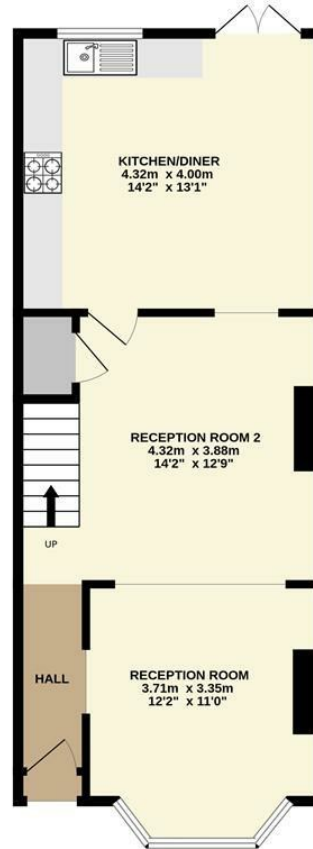
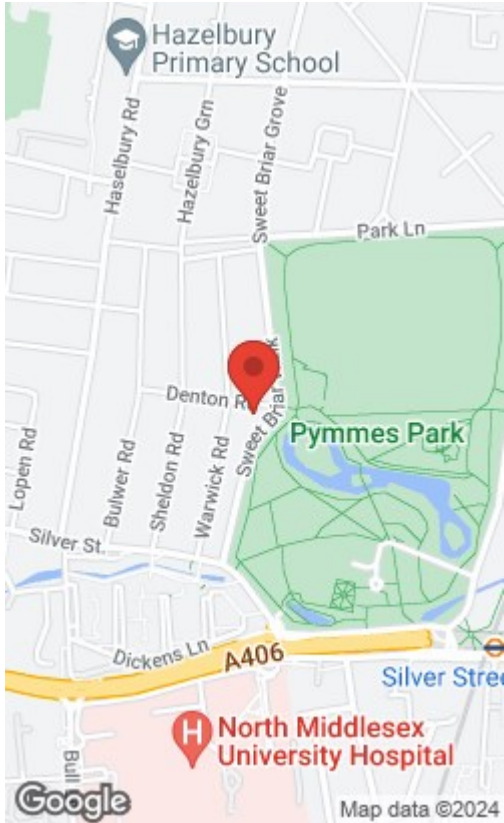


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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

GROUND FLOOR
47.9 sq.m. (516 sq.ft.) approx.

FIRST FLOOR
36.7 sq.m. (396 sq.ft.) approx.



DENTON ROAD, EDMONTON, N18

TOTAL FLOOR AREA : 84.7 sq.m. (912 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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