



Kings Road, N18 2QR  
London





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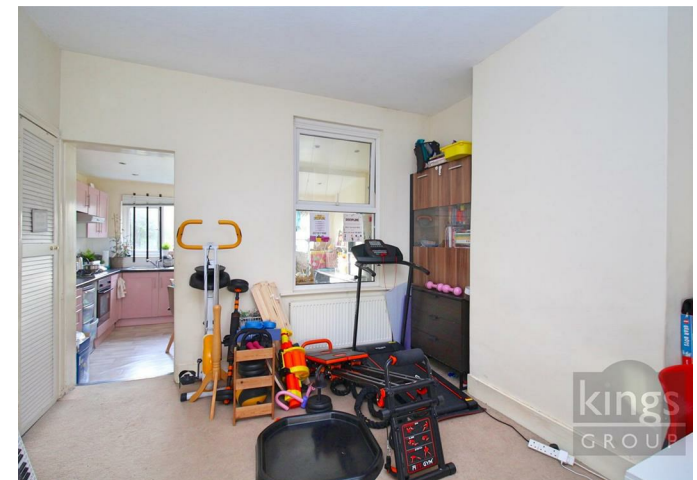
# Kings Road, N18 2QR

KINGS are pleased to present this Two Bedroom Terraced House located just off Fore Street, available CHAIN FREE. This spacious 1900's built home features a 23FT THROUGH LOUNGE with both living and dining areas, a separate fitted kitchen and UTILITY ROOM, a large first floor bathroom and a 46ft rear garden. Further benefits include double glazing and gas central heating.

The property is close to Silver Street station and Edmonton Green shopping complex being just 0.5 Miles away, and within WALKING DISTANCE to an extensive mix of local shops and restaurants along Fore Street. A little further on there are the benefits of Pymmes Park and North Middlesex hospital whilst the A406 road access keep you connected to the rest of the city.

Council Tax Band C

£379,995



- Kings Are Pleased To Present This
- 1900's Build
- Separate Kitchen & Utility Room
- 40ft Rear Garden
- Chain Free

- Two Bedroom Terraced House
- 23ft Through Lounge
- First Floor Bathroom
- Close To Silver Street Train Station
- Council Tax Band C

## ENTRANCE HALL

### THROUGH LOUNGE 23'3 x 11'2 (7.09m x 3.40m)

With double glazed bay window to front aspect, carpeted flooring, coved ceiling, radiator, storage cupboard, power points

### KITCHEN 11'0 x 7'10 (3.35m x 2.39m)

With double glazed window to rear aspect, laminate flooring, integrated cooker with gas hob, wall and base units with roll top work surfaces, drainer unit sink with mixer taps, part tiled walls, plumbing for washing machine or dishwasher, power points

### UTILITY ROOM 11'0 x 6'1 (3.35m x 1.85m)

## FIRST FLOOR LANDING

### BEDROOM ONE 13'11 x 10'6 (4.24m x 3.20m)

With double glazed windows to front aspect, carpeted flooring,

### BEDROOM TWO 10'7 x 8'6 (3.23m x 2.59m)

With double glazed windows to rear aspect, carpeted flooring, radiator, power points

### BATHROOM 11'0 x 7'10 (3.35m x 2.39m)

With opaque window to rear aspect, tiled flooring, panel enclosed bath with shower attachment, wash basin with vanity unit under, low level WC, tiled walls, heated towel rail,

### GARDEN 40'0 (12.19m)

Extends approximately 40ft, with fence panels, mainly paved,





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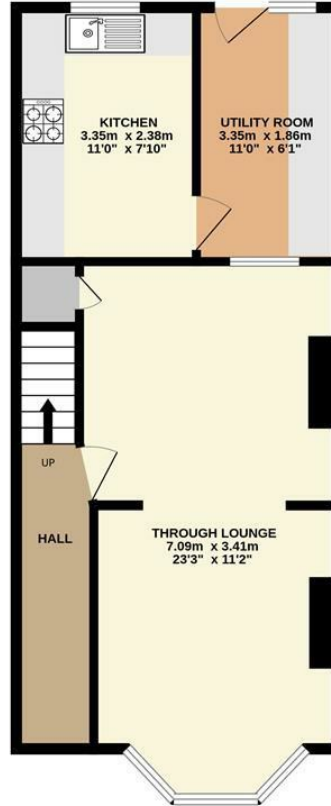




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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	
<b>81</b>	<b>65</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
41.7 sq.m. (448 sq.ft.) approx.

FIRST FLOOR  
34.4 sq.m. (371 sq.ft.) approx.



KINGS ROAD EDMONTON N18

TOTAL FLOOR AREA: 76.1 sq.m. (819 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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