



Lancaster Road, N18 1HP  
London

kings  
GROUP







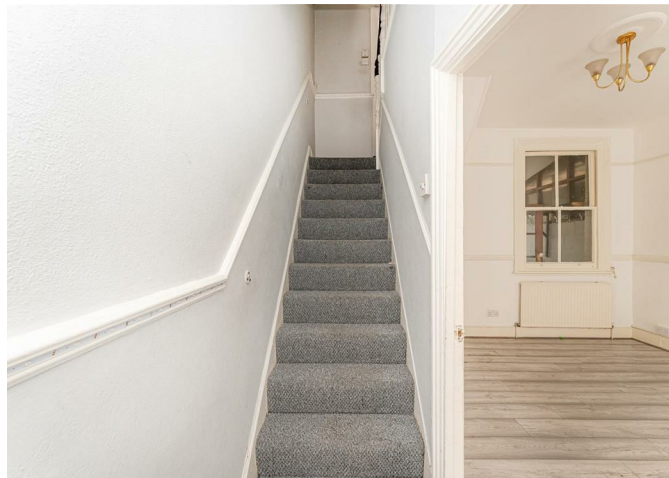
# Lancaster Road, N18 1HP

KINGS are pleased to present this LOFT EXTENDED Three Bedroom Terraced House located in Upper Edmonton available with NO ONWARD CHAIN. This spacious property features an entrance porch, a 25FT THROUGH LOUNGE, a good sized kitchen and separate utility room, a FIRST FLOOR BATHROOM, and a paved rear garden. There is also gas central heating and double glazing.

Nothing is too far away with Silver Street train station, A406 road access and North Middlesex Hospital all within walking distance. There is also the lovely Pymmes Park, popular schools and high street shops all within easy reach. The property is situated close to one of the BIGGEST REDEVELOPMENT PROJECTS in North London, being the ongoing improvements and development around White Hart Lane set to bring new homes, business and leisure facilities.

Council Tax Band C

£425,000



- Kings Are Pleased To Present This
- 1900s Build
- First Floor Bathroom
- Easy Access To The A406

- Chain Free

**FRONT DOOR LEADING TO**

**HALLWAY**

**RECEPTION / DINING ROOM 24'4 x 11'7 (7.42m x 3.53m**

**)**

**KITCHEN 12'2 x 8'4 (3.71m x 2.54m)**

**UTILITY ROOM 12'2 x 5'9 (3.71m x 1.75m)**

**BEDROOM ONE 16'7 x 12'6 (5.05m x 3.81m)**

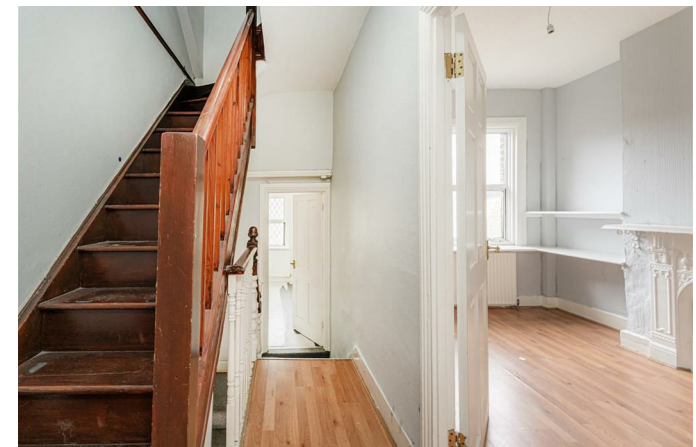
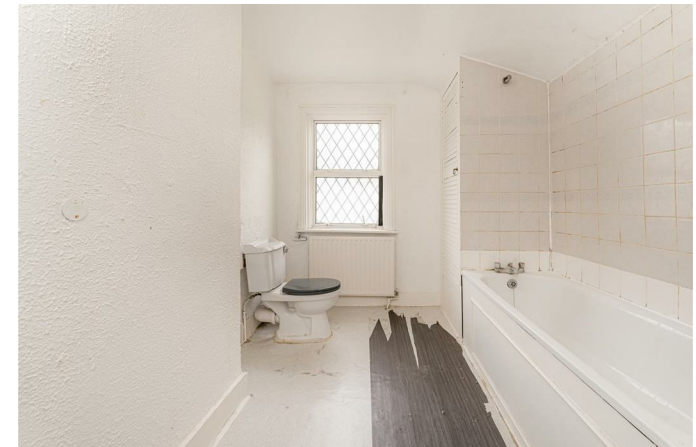
**BEDROOM TWO 14'9 x 11'2 (4.50m x 3.40m)**

**BEDROOM THREE 11'1 x 8'2 (3.38m x 2.49m)**

**BATHROOM 12'2 x 8'4 (3.71m x 2.54m)**

**GARDEN 22'1 x 14'9 (6.73m x 4.50m)**

- Three Bedroom Terrace House
- 22ft Through Lounge
- Loft Converted
- Walking Distance to North Middlesex Hospital and Silver Street Train Station
- Council Tax Band C









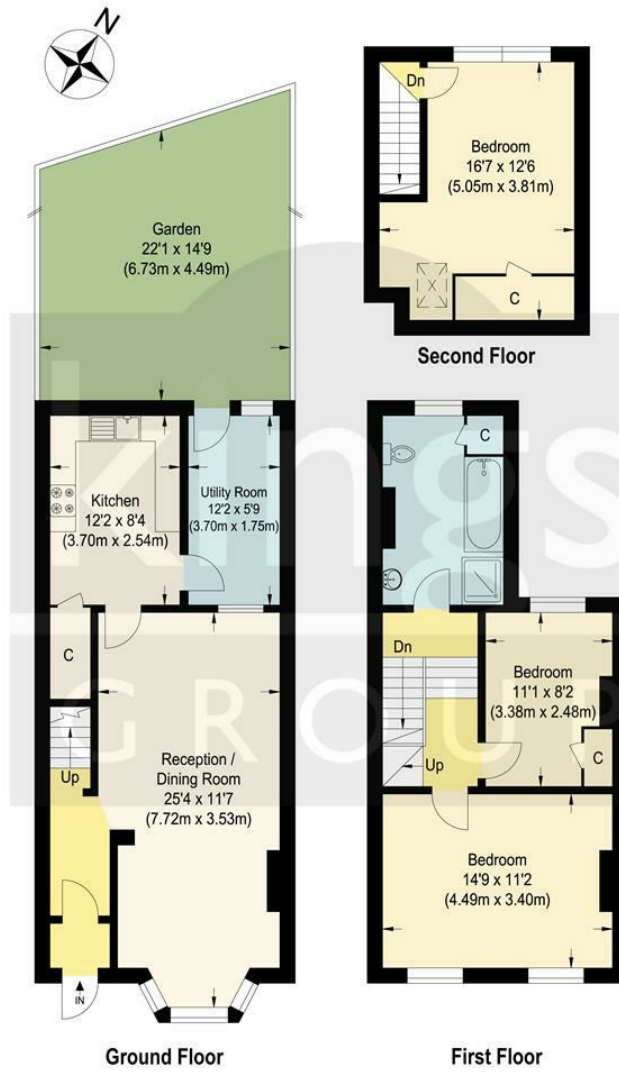








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



**Lancaster Road**  
 Approximate Gross Internal Floor Area : 108.88 sq m / 1171.97 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.

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