



Bulwer Road, N18 1QQ  
London





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GROUP

## Bulwer Road, N18 1QQ

KINGS are pleased to present this Two Bedroom Victorian Terraced House with ADDITIONAL LOFT ROOM in the SOUGHT AFTER HUXLEY ESTATE AREA. This bay fronted period family home features a spacious open plan reception and dining room, a separate fitted kitchen, an outside storage area and a four piece FIRST FLOOR BATHROOM. Further benefits include a 45FT 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. We feel that this would make a great home for a family or as an investment in a promising location that has the potential to extend (stp).

Council Tax Band C

Offers Over £425,000



- Kings Are Pleased To Present This
- Victorian Build
- First Floor Four Piece Bathroom
- Close To Pymmes Park & Silver Street Train Station
- Chain Free

- Two Bedroom Terraced House With Additional Loft Room
- Open Plan Reception and Dining Room
- 45ft Rear Garden
- Gas Central Heating & Double Glazing
- Council Tax Band C

**FRONT DOOR LEADING TO  
HALLWAY**

**RECEPTION ROOM 10'5 x 10'4 (3.18m x 3.15m )**

**DINING AREA 13'9 x 10'8 (4.19m x 3.25m)**

**KITCHEN 11'2 x 8'1 (3.40m x 2.46m)**

**BEDROOM ONE 13'9 x 10'6 (4.19m x 3.20m)**

**BEDROOM TWO 10'7 x 8'4 (3.23m x 2.54m)**

**BATHROOM 11'2 x 8'4 (3.40m x 2.54m)**

**LOFT ROOM 13'4 x 12'2 (4.06m x 3.71m)**

**GARDEN 45' (13.72m)**







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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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(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		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



Ground Floor

First Floor

Second Floor

### Bulwer Road, N18

Approximate Gross Internal Floor Area : 87.70 sq m / 943.99 sq ft  
(Excluding Shed & Eaves Storage)

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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