



Empire Avenue, N18 1AD  
London







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# Empire Avenue, N18 1AD

GUIDE PRICE £500,000 - £525,000

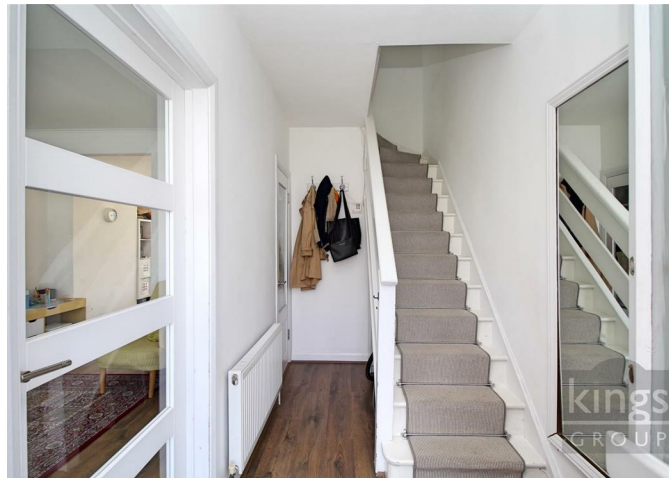
KINGS are present to present this Three Bedroom Terraced House with a DRIVEWAY and a LARGE 75FT SOUTH FACING GARDEN in a sought after location on the BORDERS OF PALMERS GREEN. This 1930's built family home features a porch and welcoming entrance hall, a separate lounge leading on to a spacious OPEN PLAN KITCHEN/DINING SPACE, a first floor bathroom and separate WC. Further benefits include double glazing, gas central heating, potential to extend (stp), a large shed and REAR ACCESS via a residents service road.

Located in a popular residential turning of Upper Edmonton with effortless transport links such as the A10 and A406 North Circular roads, and Silver Street train station is close by for city commuters. The property benefits from being within easy reach of NORTH MIDDLESEX HOSPITAL, local shops, amenities and popular schools. In our opinion this makes an ideal family home.

Council Tax Band D

Flood Risk - Rivers and Seas: No Risk, Surface Water: Low  
Construction Type - Standard Construction (Brick, Tile)

Guide Price £500,000





- Kings Are Pleased To Present This
- 1930's Build
- Extended Open Plan Kitchen/Diner
- 75ft South Facing Garden With Shed
- Popular Location On Borders Of Palmers Green

- Three Bedroom Terraced House
- Off Street Parking
- First Floor Bathroom & Separate WC
- Rear Access Via Residents Service Road
- Council Tax Band D

**PORCH 5'1 x 2'1 (1.55m x 0.64m)**

**ENTRANCE HALL 11'2 x 5'5 (3.40m x 1.65m)**

Laminated flooring, stairs with carpet runner leading to first floor, power points, radiator.

**LOUNGE 13'5 x 11'2 (4.09m x 3.40m)**

Laminated floors, radiator, power points, front aspect double glazed windows

**KITCHEN/DINING SPACE 17'1 x 16'8 (5.21m x 5.08m)**

Laminated flooring, power points, radiator, rear aspect double glazed window, plumbing for washing machine and dishwasher, base units with roll top work surfaces, sink with drainer, integrated cooker with gas hob

**FIRST FLOOR LANDING 9'4 x 6'6 (2.84m x 1.98m)**

**BEDROOM ONE 12'9 x 10'4 (3.89m x 3.15m)**

Laminated flooring, power points, radiator, front aspect double glazed windows, fitted cupboards

**BEDROOM TWO 10'0 x 9'10 (3.05m x 3.00m)**

Laminated flooring, power points, radiator, rear aspect double glazed windows, fitted cupboards

**BEDROOM THREE 7'4 x 6'4 (2.24m x 1.93m)**

Laminated flooring, power points, radiator, front aspect double glazed windows

**BATHROOM 6'11 x 4'2 (2.11m x 1.27m)**

Tiled floor, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

**SEPARATE WC 4'6 x 2'4 (1.37m x 0.71m)**

Tiled floors and walls, low level flush WC

**GARDEN 75'0 approx (22.86m approx)**

Concrete walk way, grass lawn, shed at rear







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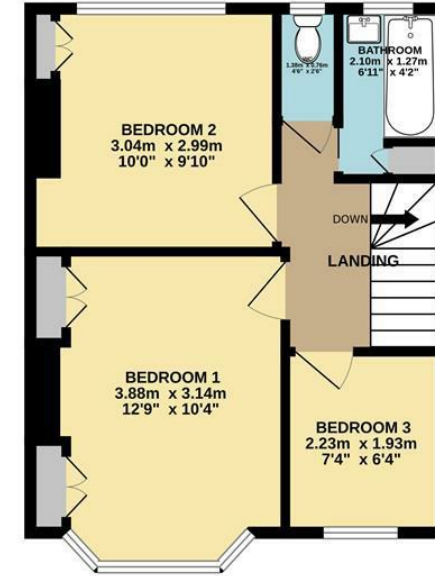
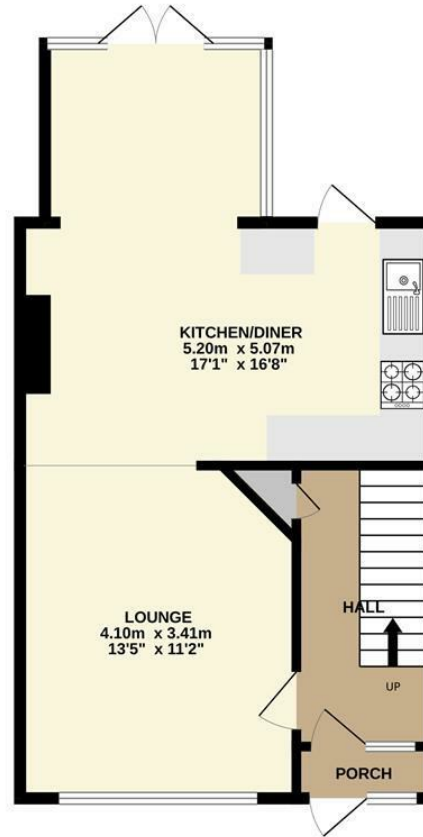
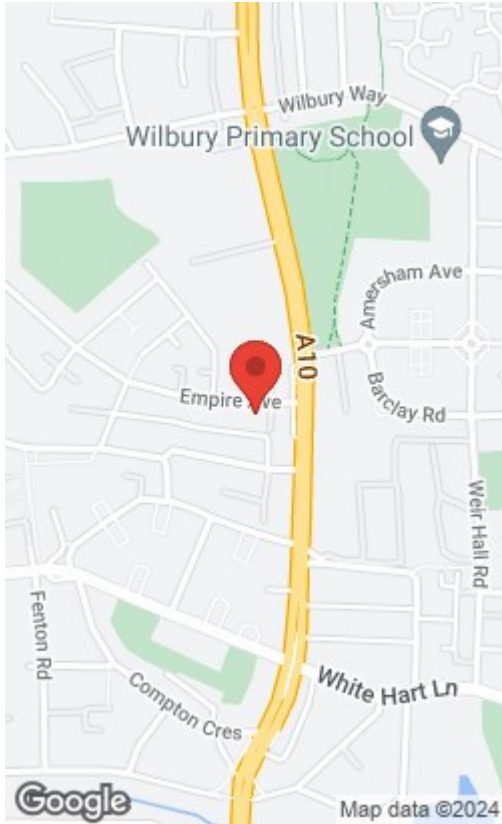




| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Potential                                                       |                         |
| (92 plus) A                                 |                         | 87                                                              |                         |
| (81-91) B                                   |                         |                                                                 |                         |
| (69-80) C                                   |                         |                                                                 |                         |
| (55-68) D                                   |                         | 62                                                              |                         |
| (39-54) E                                   |                         |                                                                 |                         |
| (21-38) F                                   |                         |                                                                 |                         |
| (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 |

GROUND FLOOR  
41.6 sq.m. (447 sq.ft.) approx.

1ST FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



EMPIRE AVENUE, EDMONTON, N18

TOTAL FLOOR AREA : 74.3 sq.m. (800 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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