



Amersham Avenue, N18 1DY  
London





# Amersham Avenue, N18 1DY

KINGS are pleased to present this Two Bedroom End Of Terrace House with a LARGE 55FT WIDE FRONTAGE and OFF STREET PARKING in Upper Edmonton close to the borders of N17. The CHAIN FREE property features a separate lounge to the front, a kitchen/diner, a first floor bathroom and a 55ft rear garden with SIDE ACCESS.

There is POTENTIAL to develop further as planning permission has previously been granted to extend on the side, front and rear providing four bedrooms, two bathrooms, and more living space. (stp)

With White Hart Lane train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities.

Council Tax Band C  
Construction Type - Standard (Brick, Tile), Ex Local Authority  
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

## Offers Over £425,000



- Kings Are Pleased To Present This
- Corner Style Property
- Front Lounge & Kitchen/Diner
- 55ft Rear Garden With Side Access
- Chain Free

- Two Bedroom End Of Terrace House
- 55ft Frontage With Off Street Parking
- First Floor Bathroom
- Planning Permission Previously Granted
- Council Tax Band C

**FRONTAGE 55'0 x 19'0 approx (16.76m x 5.79m approx)**

Off street parking, side access.

#### **ENTRANCE HALL**

**LOUNGE 13'0 x 12'1 (3.96m x 3.68m)**

Laminated floors, power points, radiator, fireplace, fitted cupboard, front aspect double glazed windows

**KITCHEN/DINER 16'2 x 7'4 (4.93m x 2.24m)**

Tiled floors, radiator, power points, tiled splash back, integrated over and gas hob, plumbing for washing machine and dishwasher, base units with roll top work surfaces, sink with drainer, rear aspect double glazed windows, doors leading to garden

#### **FIRST FLOOR LANDING**

**BEDROOM ONE 13'2 x 9'0 (4.01m x 2.74m)**

Laminated floor, power points, radiator, front aspect double glazed window, fitted cupboard

**BEDROOM TWO 10'6 x 9'4 (3.20m x 2.84m)**

Laminated floor, power points, radiator, rear aspect double glazed window

**BATHROOM 7'7 x 6'6 (2.31m x 1.98m)**

Tiled walls and floors, radiator, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

**GARDEN 55'0 approx (16.76m approx)**

wooden fencing, grass lawn, shed at front of garden





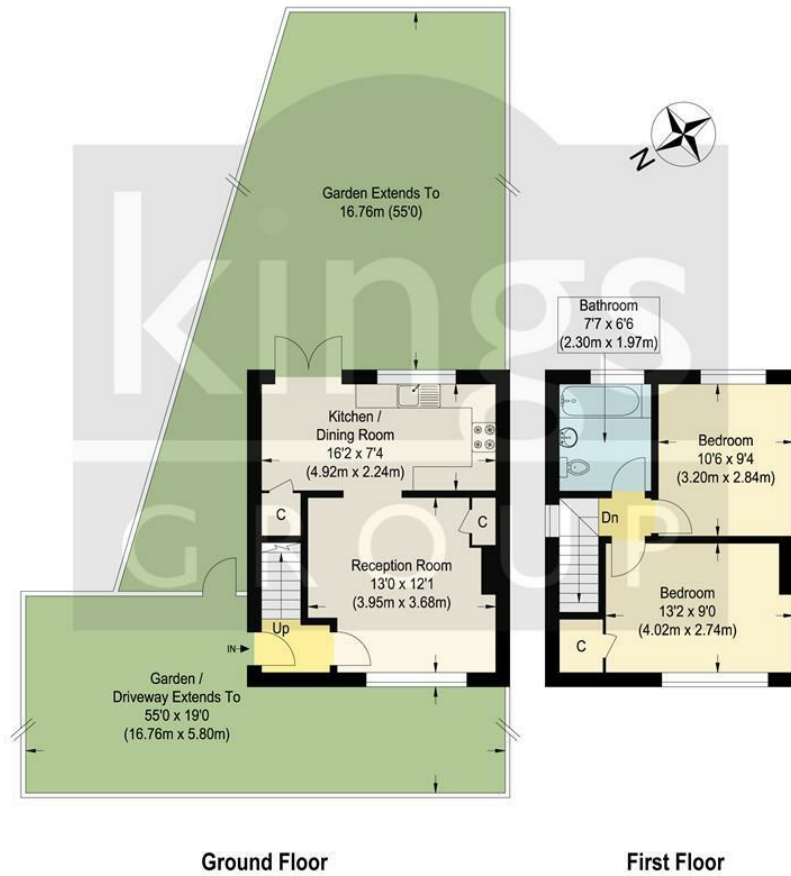
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)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



### Amersham Ave, N18

Approximate Gross Internal Floor Area : 59.70 sq m / 642.60 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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