



Warwick Road, N18 1RT  
London







king  
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# Warwick Road, N18 1RT

KINGS are pleased to present this EXTENDED Two Bedroom Terraced House in a SOUGHT AFTER N18 LOCATION close to PYMMES PARK. This immaculate Victorian period family home features a spacious bay fronted through lounge, an extended kitchen/diner and a large MODERN FIRST FLOOR BATHROOM. Further benefits include a lovely 37FT REAR GARDEN with a pergola and an outbuilding, along with the added benefits of 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 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.

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

£440,000





- Kings Are Pleased To Present This
- Extended Victorian Period Property
- Full Width Kitchen/Diner
- 37ft Garden With Pergola & Outbuilding
- Popular Huxley Estate Area

- Two Bedroom Terraced House
- 24ft Through Lounge
- Modern First Floor Bathroom
- Close To Pymmes Park & Silver Street Station
- Council Tax Band C

## ENTRANCE HALL

### RECEPTION ROOM 10'08 x 9'7 (3.25m x 2.92m)

Laminate flooring, radiator, power point, front aspect double glazed window

### DINING ROOM 13'0 x 11'6 (3.96m x 3.51m)

Laminated flooring, radiator, power points, storage cupboard, rear aspect double glazed window, door leading to kitchen

### KITCHEN 13'8 x 9'2 (4.17m x 2.79m)

Tiled floor, power points, radiator, rear aspect double glazed window, plumbing for washing machine and dishwasher, base units with roll top work surfaces, sink with drainer, door leading to garden

## FIRST FLOOR LANDING

### BEDROOM ONE 13'11 x 9'5 (4.24m x 2.87m)

Carpet floors, double radiator, front aspect double glazed windows, 3 fitted wardrobes and power points

### BEDROOM TWO 13'2 x 8'8 (4.01m x 2.64m)

Carpet floors, radiator, power points, fitted storage cupboards, rear aspect double glazed window

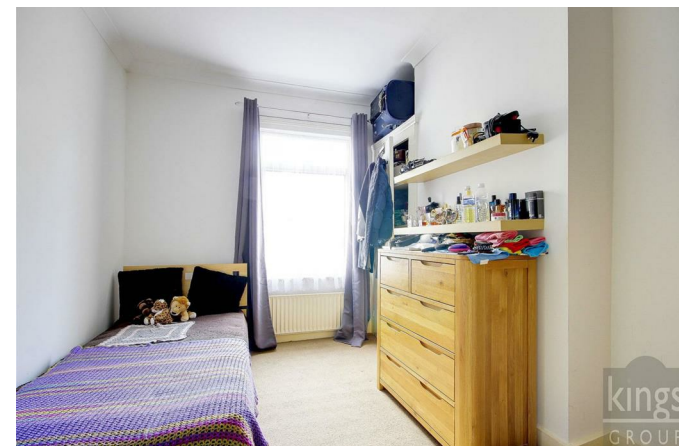
### BATHROOM 9'1 x 7'9 (2.77m x 2.36m)

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

### GARDEN 37'5 (11.40m)

Wooden fencing, stone tiled floor, shed at rear of garden

### STORAGE / SHED 12'8 x 6'8 (3.86m x 2.03m)









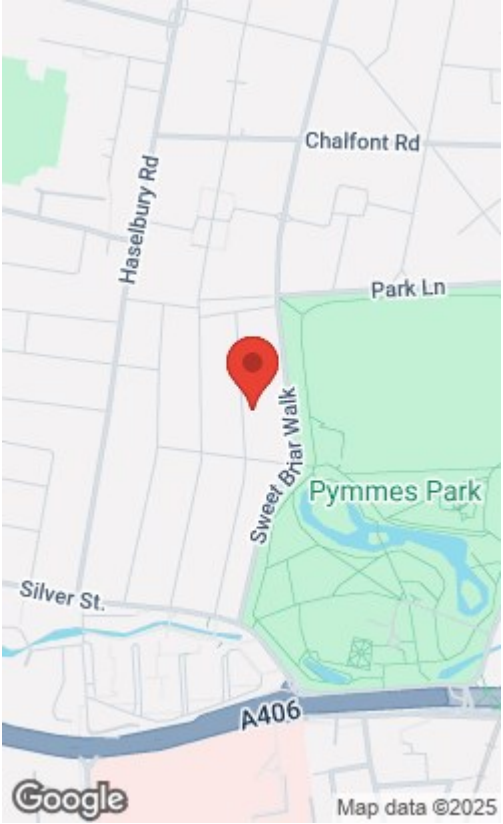








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80)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



Ground Floor

First Floor

**Warwick Road, N18**

Approximate Gross Internal Floor Area : 79.90 sq m / 860.03 sq ft  
(Excluding Storage / Shed)

Storage / Shed Area : 8.70 sq m / 93.64 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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