



Warwick Road, N18 1RX
London





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KINGS are pleased to present this Three Bedroom Terraced House close to Pymmes Park with a 45FT GARDEN and GARAGE TO REAR via Sweet Briar Walk. This well presented Victorian period property features TWO RECEPTION ROOMS, a modern ground floor bathroom and kitchen along with double glazing and gas central heating. There is currently a tenancy in place at £26,400 per annum

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.

Council Tax Band C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low
Tenancy - In Place at £26,400 Per Annum

£435,000



- Kings Are Pleased To Present This
- Victorian Period Property
- Ground Floor Bathroom
- 45ft Rear Garden With Garage
- Tenancy In Place At £26,400 Per Annum

ENTRANCE HALL

Laminated flooring, carpeted stairs leading to first floor and power point

RECEPTION ONE 12'7 x 10'3 (3.84m x 3.12m)

Laminated floor, radiators, power points and front aspect double glazed windows

RECEPTION TWO 11'3 x 10'10 (3.43m x 3.30m)

Laminated flooring, power points, radiator and door leading to garden

KITCHEN 8'9 x 8'1 (2.67m x 2.46m)

Laminate flooring, tiled marble splash back, power points, wall and base units with roll top work surfaces, integrated electric cooker and stove, integrated fridge freezer, plumbing for washing machine, side aspect double glazed window and drainer unit sink with mixer taps

BATHROOM 8'1 x 4'2 (2.46m x 1.27m)

Vinyl flooring, tiled walls, side aspect double glazed window, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

FIRST FLOOR LANDING

Carpet floors and power points

BEDROOM ONE 13'10 x 10'11 (4.22m x 3.33m)

Carpet floor, radiator, power points and front aspect double glazed windows

BEDROOM TWO 11'8 x 8'1 (3.56m x 2.46m)

Carpet floor, radiator, power points and rear aspect double glazed windows

BEDROOM THREE 9'5 x 8'1 (2.87m x 2.46m)

Carpet floor, radiator, power points and side aspect double glazed windows

- Three Bedroom Terraced House
- Two Reception Rooms
- Double Glazing & Gas Central Heating
- Popular Location Close To Pymmes Park
- Council Tax Band C

GARDEN 45'0 approx (13.72m approx)

Grass lawn, concrete path and wooden fencing

GARAGE



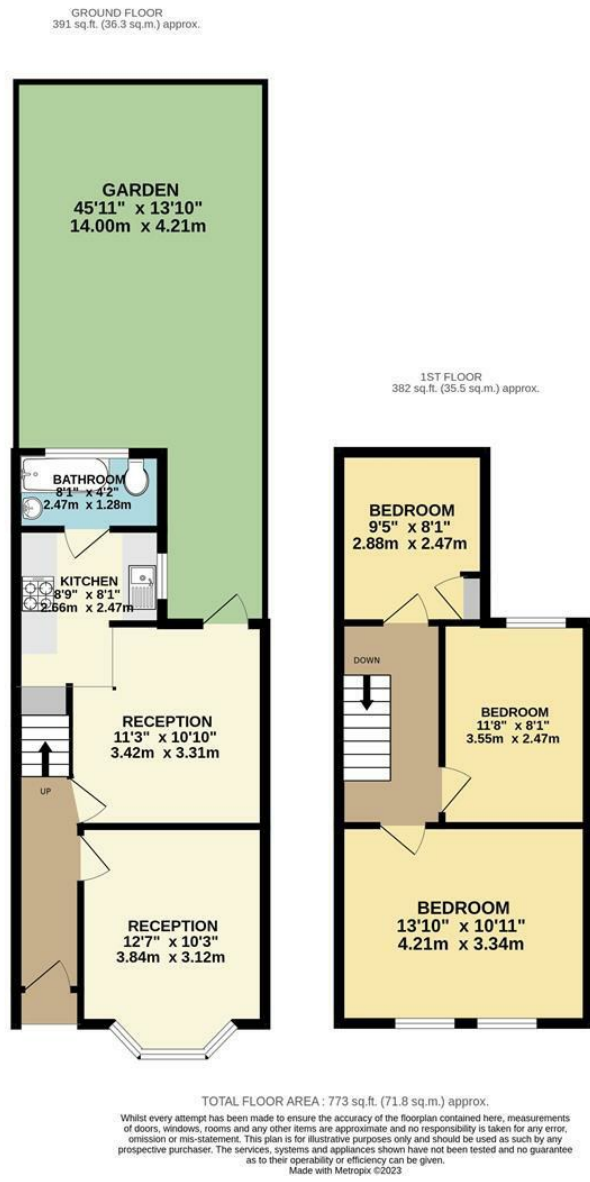
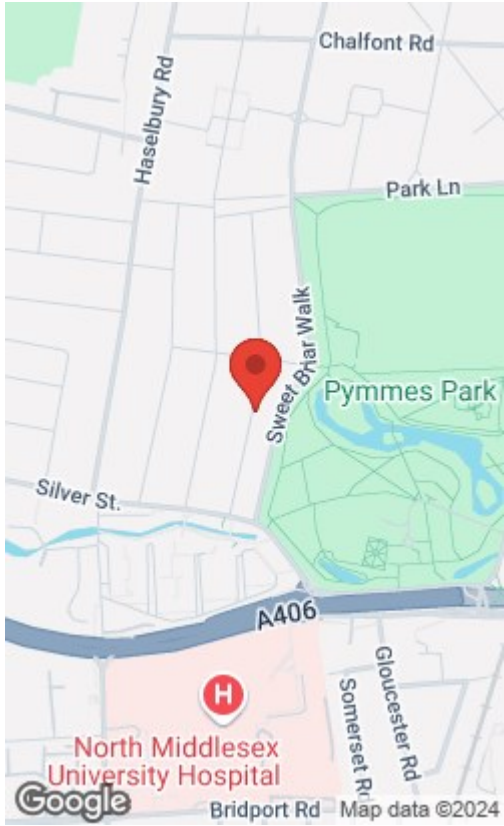




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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