



Middleham Road, N18 2SB
London





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Middleham Road, N18 2SB

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Two Reception Rooms
- First Floor Bathroom
- 33ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To Meridian Water Train Station
- Tottenham N17 Borders
- Chain Free
- Council Tax Band C

£399,995



KINGS are please to present this Two Bedroom Terraced House available with NO ONWARD CHAIN ideally situated in Upper Edmonton near the TOTTENHAM N17 BORDERS. The property features TWO RECEPTION ROOMS, a separate kitchen and a first floor bathroom. Additional benefits include gas central heating, double glazing, and a 33FT GARDEN with REAR ACCESS.

The property is conveniently located with Fore Street nearby, renowned for its diverse range of amenities, coffee shops, and restaurants, all WITHIN WALKING DISTANCE. Excellent transport connections are provided by White Hart Lane train station, with A406 North Circular access close by, ensuring easy commutes. Key amenities such as North Middlesex Hospital and local schools are also conveniently nearby.

Notably, the property is located between two of North London's most significant redevelopment projects: the transformation surrounding White Hart Lane and the ambitious ongoing Meridian Water project, promising new business opportunities, leisure facilities, and Crossrail transport links. This is an exceptional opportunity to secure a home in an area poised for growth and revitalization.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Very low

ENTRANCE HALL

RECEPTION ROOM ONE 13'7 x 12'6 (4.14m x 3.81m)

RECEPTION ROOM TWO 9'4 x 9'4 (2.84m x 2.84m)

KITCHEN 9'4 x 5'8 (2.84m x 1.73m)

FIRST FLOOR LANDING

BEDROOM ONE 12'5 x 11'5 (3.78m x 3.48m)

BEDROOM TWO 9'8 x 8'9 (2.95m x 2.67m)

BATHROOM 6'3 x 6'2 (1.91m x 1.88m)

GARDEN 33'0 approx (10.06m approx)





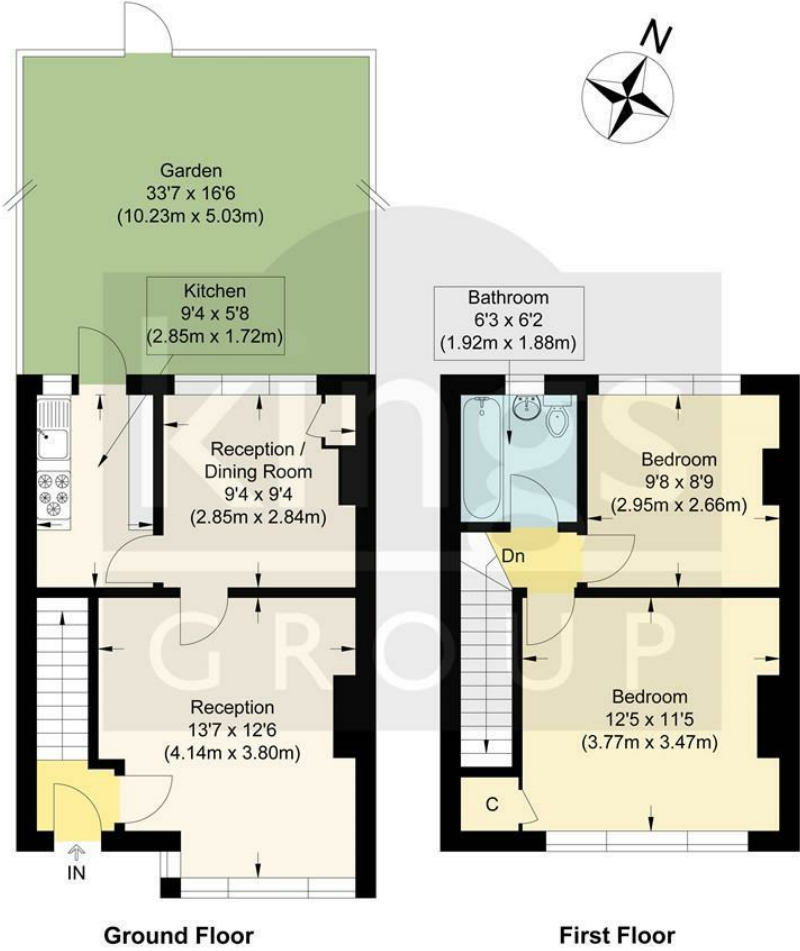
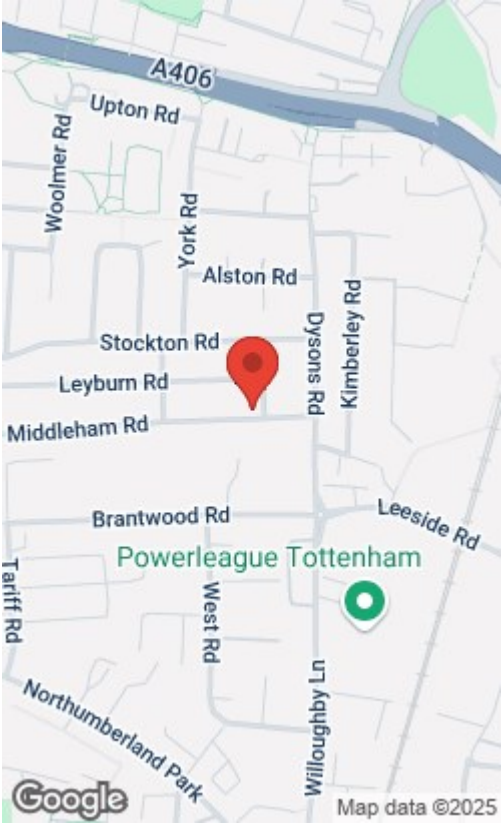
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	70		(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate Gross Internal Floor Area : 62.50 sq m / 672.74 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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