



Bulwer Road, N18 1QL
London

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- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- Spacious Open Plan Lounge/Diner
- First Floor Four Piece Bathroom
- 58ft Rear Garden With Outbuilding
- Sought After Location
- Close To Pymmes Park
- Walking Distance To Silver Street Train Station
- Council Tax Band C

Offers Over £425,000



KINGS are pleased to present this charming Two Bedroom Victorian Terraced House, situated on the ever popular Bulwer Road, N18. This bay fronted property with a brick façade offers a blend of timeless architecture and modern comfort, perfect for those seeking character, space, and a well-connected North London location.

Upon entering you are greeted by a spacious OPEN PLAN THROUGH LOUNGE providing both living and dining areas, complemented by a separate fitted kitchen opening onto the garden. Upstairs, the accommodation continues to impress with two well proportioned double bedrooms and a LARGE FOUR PIECE BATHROOM complete with a separate shower.

Outside, a beautiful 58FT WEST FACING GARDEN awaits with an OUTBUILDING to the rear, thoughtfully planted and providing the perfect outdoor retreat for relaxation and entertaining. Further features include double glazing throughout, gas central heating and custom fitted shutter blinds to the front.

Ideally located within walking distance of Silver Street train station, this property offers direct links to the City and surrounding areas, along with easy access to local shops. Nearby schools include Hazelbury Primary, Aylward Academy and Latymer School, with Jubilee Park close by for local residents to enjoy.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

RECEPTION / DINING ROOM 23'2 x 14'1 (7.06m x 4.29m)

KITCHEN 10'1 x 8'1 (3.07m x 2.46m)

FIRST FLOOR LANDING

BEDROOM ONE 14'1 x 10'5 (4.29m x 3.18m)

BEDROOM TWO 11'3 x 8'7 (3.43m x 2.62m)

BATHROOM 9'9 x 7'9 (2.97m x 2.36m)

GARDEN 58'4 x 13'4 (17.78m x 4.06m)

SHED 13'4 6'9 (4.06m 2.06m)



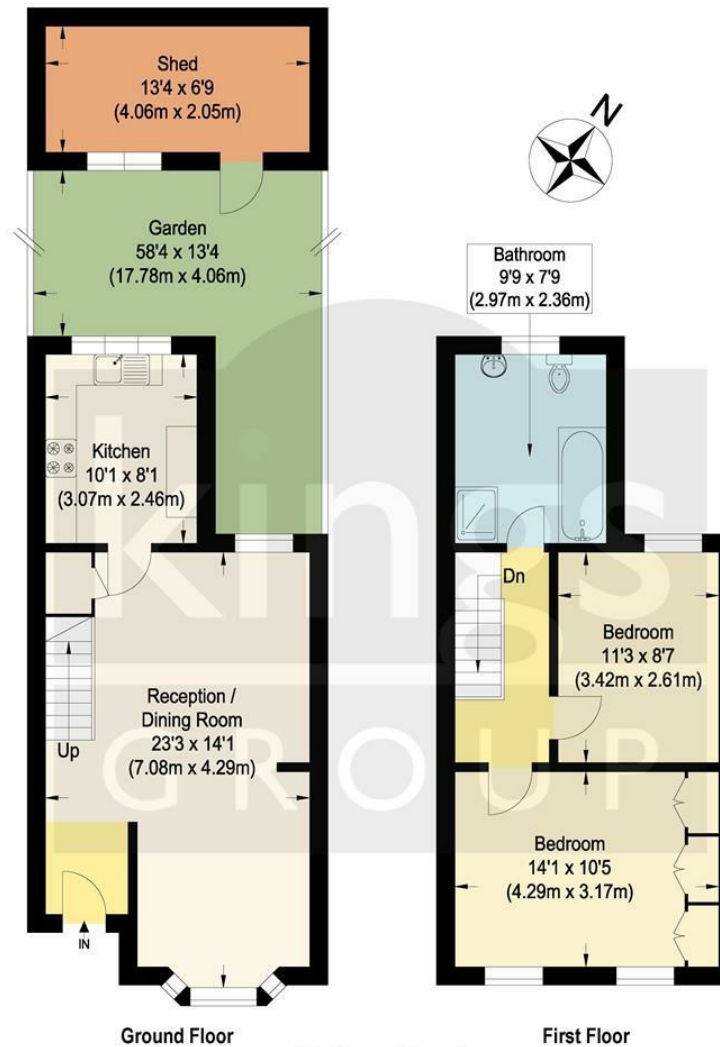
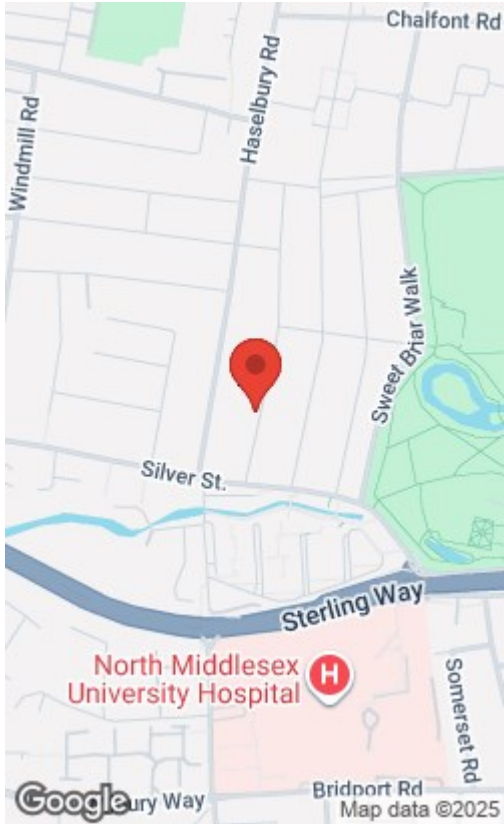




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



Bulwer Road

Approximate Gross Internal Floor Area : 72.90 sq m / 784.68 sq ft
(Excluding Shed)

Shed Area : 8.30 sq m / 89.34 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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