



Middleham Road, N18 2RY  
Edmonton









## Middleham Road, N18 2RY

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Off Street Parking
- 22ft Through Lounge
- Utility Room
- First Floor Bathroom
- 30ft South Facing Garden With Rear Access
- Double Glazing & Gas Central Heating
- Tottenham N17 Borders
- Council Tax Band C

£399,995





KINGS are please to present this charming Two Bedroom Terraced House with OFF STREET PARKING, ideally situated in Upper Edmonton near the TOTTENHAM N17 BORDERS. The property features a 22ft through lounge, a fitted kitchen that leads to a UTILITY ROOM and a first floor bathroom. Additional benefits include gas central heating, double glazing, and a 30FT SOUTH FACING 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: No Risk, Surface Water: Medium

**ENTRANCE HALL**

**RECEPTION ROOM 13'1 x 12'8 (3.99m x 3.86m)**  
Laminate flooring, fireplace, power points, radiator and front aspect double glazed window

**DINING ROOM 9'5 x 9'1 (2.87m x 2.77m)**  
Laminate flooring, radiator, power points and rear aspect double glazed window

**KITCHEN 9'7 x 5'11 (2.92m x 1.80m)**  
Tiled flooring, tiled splash back , power points, wall and base units with roll top work surfaces, electric integrated cooker and stove, extractor fan, plumbing for dishwasher, drainer unit sink with mixer taps and rear aspect door leading to utility room

**UTILITY ROOM 10'5 x 5'0 (3.18m x 1.52m)**  
Tiled floor, power points, base units with roll top work surfaces, plumbing for washing machine, space for tumble dryer, rear aspect double glazed windows and door leading to garden

**FIRST FLOOR LANDING**

**BEDROOM ONE 12'8 x 11'2 (3.86m x 3.40m)**  
Carpet floor, radiator, power points, fitted cupboards and front aspect double glazed window.

**BEDROOM TWO 9'6 x 9'0 (2.90m x 2.74m)**  
Laminate floor, power points, radiator and rear aspect double glazed window

**BATHROOM 6'2 x 6'2 (1.88m x 1.88m)**  
Tiled floor, one tiled wall, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC and rear aspect opaque window







RELAX

11 12 1 2  
10 9 8 7 6 5 4 3 2 1

DO NOT  
OPEN

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GROUP





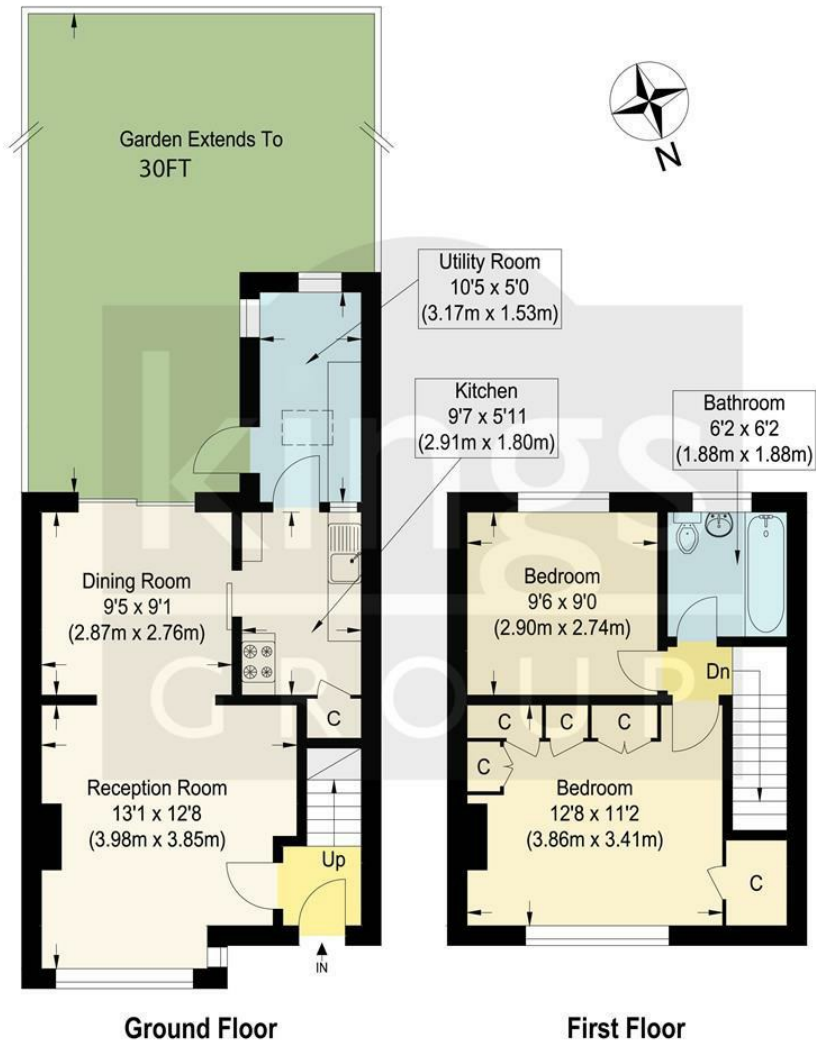
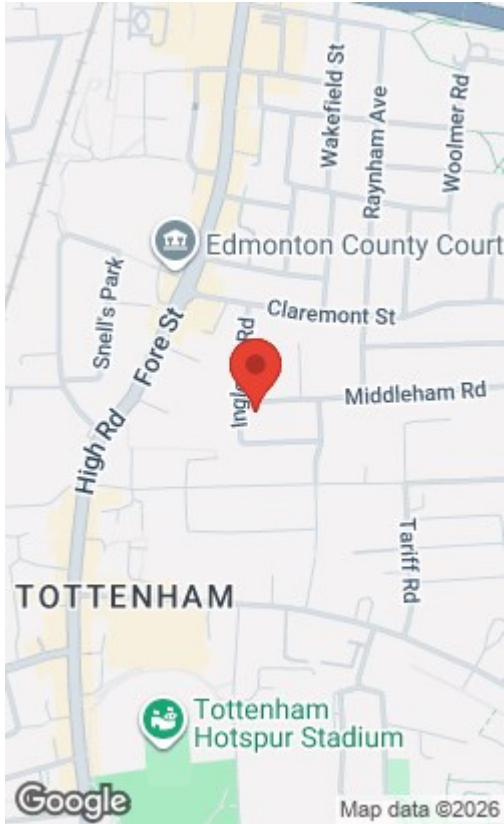
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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		



Middleham Road

Approximate Gross Internal Floor Area : 66.86 sq m / 719.67 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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