

# Castles



OFFERS IN EXCESS OF

**£374,950**

**Kimberley Road**

London, N18 2DW

## PROPERTY SUMMARY

A two bedroom Victorian Terraced property situated within 1/2 mile of Fore Street with its shops and Transport links. The property comprises of Reception and kitchen to ground floor with a further Two bedrooms and bathroom to first floor. It also has features to include, 18ft rear garden with shed, gas central heating and is offered for sale on a chain free basis.

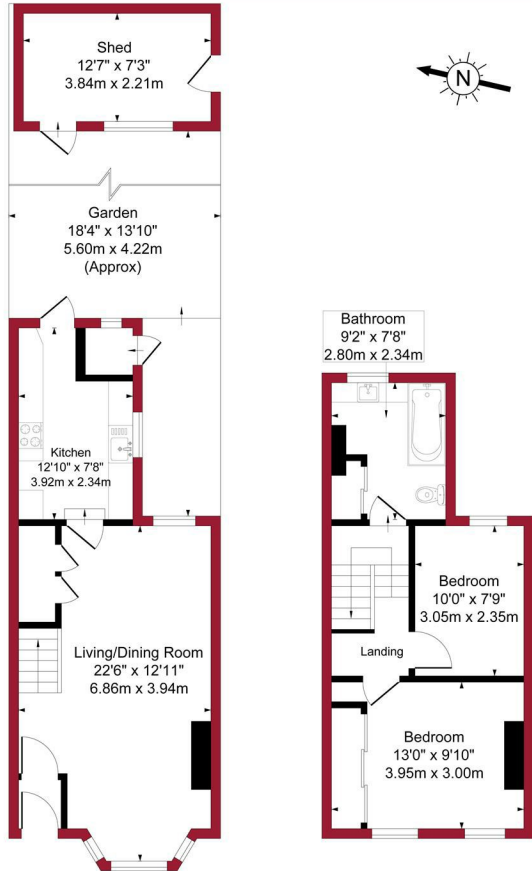


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Kimberley Road, London, N18

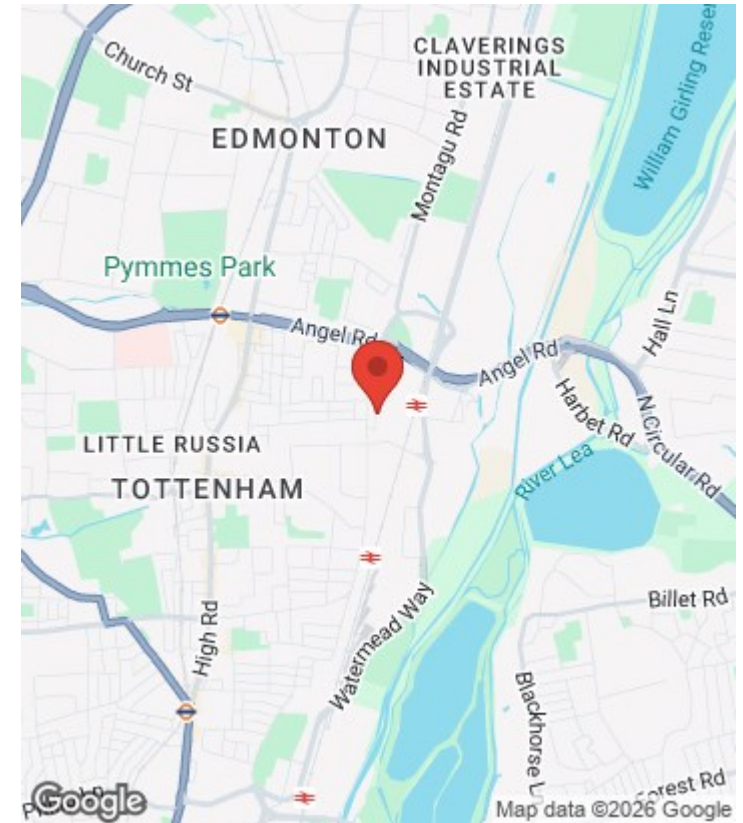
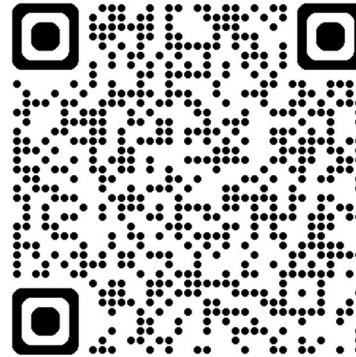
Approximate Gross Internal Area = 806 sq ft / 74.7 sq m  
(Including Outbuilding)



Ground Floor  
Gross Internal  
Floor Area 469 sq ft / 43.5 sq m

First Floor  
Gross Internal  
Floor Area 337 sq ft / 31.2 sq m

For a guide to the area  
please scan this code for  
more information



House - Terraced

Freehold

**Council:** Enfield

**Council Tax Band:** C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

438 Hertford Road  
Edmonton  
London  
N9 8AB

**OFFICE DETAILS**

020 8804 8123  
edmonton@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	