



Somerset Road, N18 1HH
London

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- Kings Are Pleased To Present This
- Two/Three Bedroom Terraced House
- Extended Victorian Build
- Through Lounge/Diner & Separate Kitchen
- Versatile Ground Floor Bedroom & Shower Room
- Large First Floor Family Bathroom
- 56ft Rear Garden With Brick Shed
- Gas Central Heating & Double Glazing
- Close To Silver Street Train Station & North Mid Hospital
- Chain Free

Offers Over £400,000



KINGS are pleased to present this TWO/THREE BEDROOM TERRACED HOUSE situated in Upper Edmonton N18, offering spacious and versatile accommodation throughout. The ground floor features a generous THROUGH LOUNGE with both living and dining areas, leading through to a separate fitted kitchen and shower room/WC for convenience.

An additional GROUND FLOOR BEDROOM is situated to the rear with direct access to the garden. The flexible layout makes the property ideal for growing families, first time buyers, and those in need of accessibility or home office space.

The first floor comprises two well proportioned double bedrooms with fitted storage, together with a LARGE FAMILY BATHROOM. Externally, the property boasts a paved 56FT REAR GARDEN with a 14ft wide BRICK BUILT SHED, providing valuable storage or workshop space. Further benefits include gas central heating and double glazing for comfort and efficiency.

Located within close proximity to Silver Street Station offering direct access into Liverpool Street, along with excellent road links via the A406 North Circular Road and A10. North Middlesex Hospital is within walking distance, alongside local shops, schools, and amenities nearby.

There are also MAJOR REGENERATION PROJECTS and IMPROVEMENTS taking place within the wider area including White Hart Lane and surrounding developments, helping to further boost the appeal and future growth of the location.

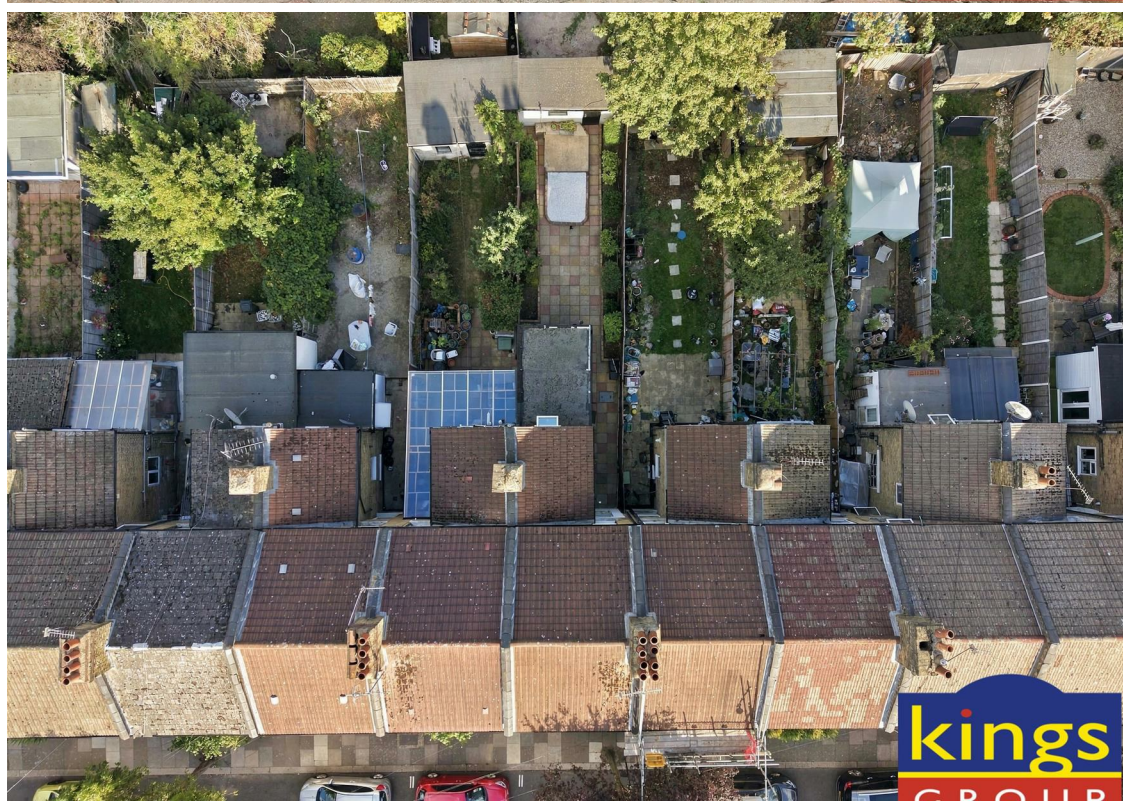
Council Tax Band C
EPC Rating C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Low

ENTRANCE HALL	BEDROOM 10'6 x 14'1 (3.20m x 4.29m)
LIVING ROOM 10'6 x 10'10 (3.20m x 3.30m)	BEDROOM 10'6 x 8'6 (3.20m x 2.59m)
DINING ROOM 10'6 x 11'6 (3.20m x 3.51m)	BATHROOM 11'6 x 8'10 (3.51m x 2.69m)
KITCHEN 11'2 x 8'6 (3.40m x 2.59m)	GARDEN 56'5 x 14'1 (17.20m x 4.29m)
SHOWER ROOM 4'11 x 4'11 (1.50m x 1.50m)	BRICK SHED 5'11 x 14'1 (1.80m x 4.29m)
GROUND FLOOR BEDROOM 10'2 x 7'10 (3.10m x 2.39m)	
FIRST FLOOR LANDING	

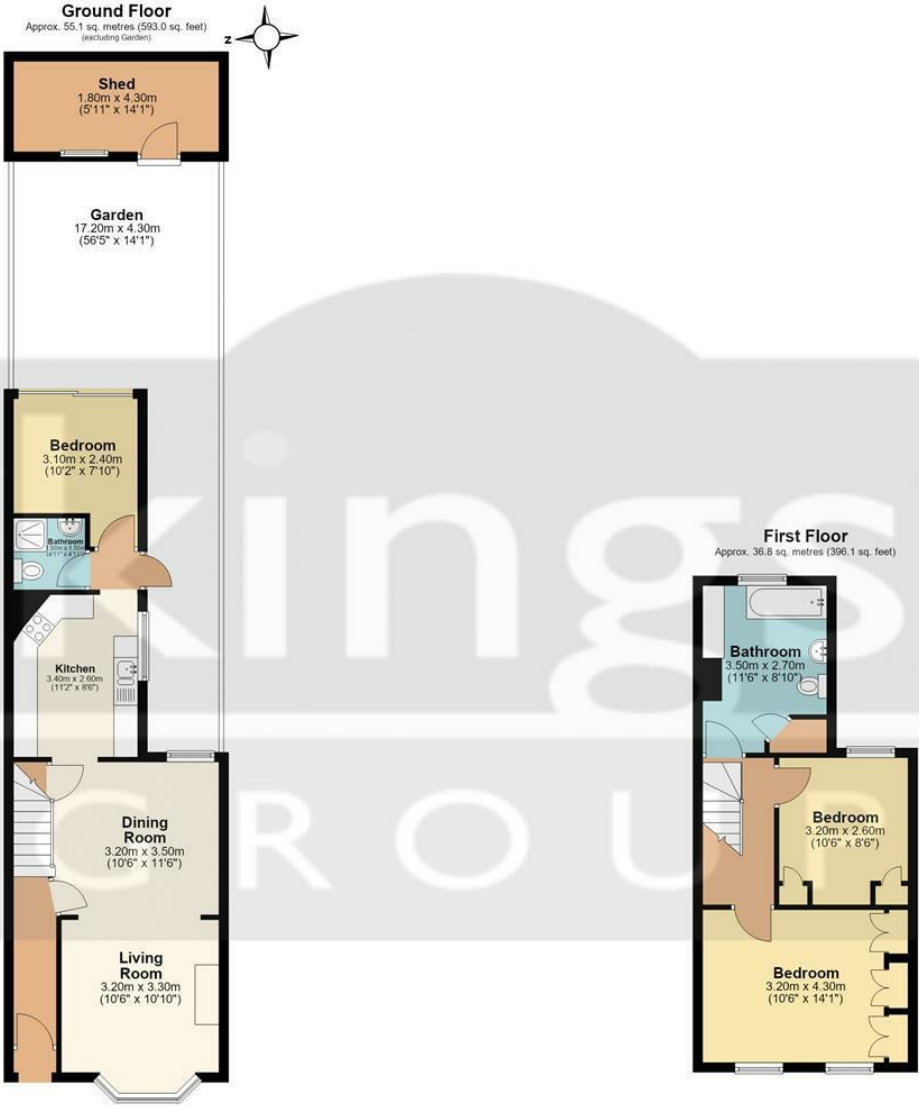
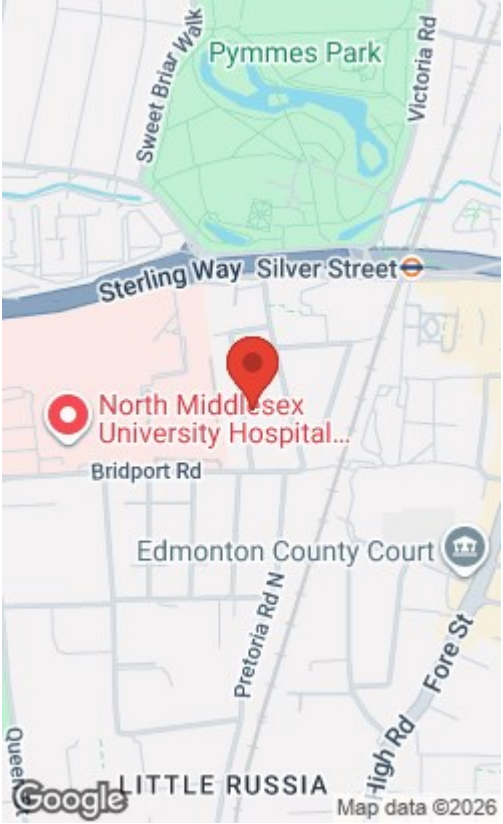








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) 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		



Total area: approx. 91.9 sq. metres (989.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Somerset Road

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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

