



Warwick Road, N18 1RR  
London

kings  
GROUP







## Warwick Road, N18 1RR

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Period Property
- Two Reception Rooms With Opening Between
- Extended Kitchen & Utility Area
- Ground Floor Bathroom & First Floor WC
- 35ft Rear Garden
- Close To Pymmes Park & Silver Street Station
- Sought After Location
- Council Tax Band C

£440,000





KINGS are pleased to present this Three Bedroom Victorian Terraced House, located in the EVER POPULAR HUXLEY ESTATE, just a short stroll from the historic Pymmes Park. This brick fronted period home features TWO RECEPTION ROOMS with an open plan connection in between, creating a versatile space for family living, an extended kitchen with a separate utility room for added practicality, a ground floor four-piece bathroom, an ADDITIONAL WC on the first floor providing convenience, and a 35FT REAR GARDEN. Double glazed windows and gas central heating ensures year-round comfort and efficiency.

This property is ideally situated WITHIN WALKING DISTANCE of Silver Street train station, offering excellent transport links to the city and beyond.

Commuters will also appreciate the easy access to the A10 and A406 North Circular Roads. The area is well-served by a variety of shops on Silver Street and Fore Street, popular schools nearby, with North Middlesex Hospital just moments away. With its prime location and abundant features, this property is a wonderful opportunity for first time buyers and families looking to make a house a welcoming home, or for investors seeking a sound investment in a proven area.

Council Tax Band C  
Construction Type - Standard (Brick, Tile)  
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

**PORCH 9'10 (3.00m)**

**ENTRANCE HALL**

**RECEPTION ROOM 10'11 x 10'8 (3.33m x 3.25m)**

Laminate flooring, textured ceiling, radiator, power points and front aspect double glazed window

**DINING ROOM 14'1 x 11'0 (4.29m x 3.35m)**

Laminate flooring, textured ceiling, power points, radiator and carpet stairs leading to first floor

**KITCHEN 12'10m x 8'1 (3.91mm x 2.46m)**

Tiled floor, tiled splash back, textured ceiling, wall and base units with roll top work surfaces, drainer unit sink, power points and door leading to garden

**UTILITY ROOM 10'6 x 4'7 (3.20m x 1.40m)**

Tiled floors, textured walls and ceilings, power points and plumbing for washing machine

**BATHROOM 9'4 x 7'3 (2.84m x 2.21m)**

Tiled floors and walls, heated towel rail, rear aspect opaque

window, panel enclosed bath with shower attachment, standing shower, pedestal wash basin and low level flush WC

**FIRST FLOOR LANDING**

**BEDROOM 1 14'1 x 11'0 (4.29m x 3.35m)**

Carpet floor, textured ceiling, power points, radiator, fitted wardrobes and front aspect double glazed window

**BEDROOM 2 11'0 x 8'7 (3.35m x 2.62m)**

Carpet floors, textured ceiling, radiator, power points and rear aspect double glazed window

**BEDROOM 3 8'3 x 7'1 (2.51m x 2.16m)**

Carpet floors, textured ceiling, radiator, power points and rear aspect double glazed window

**WC 5'3 x 3'11 (1.60m x 1.19m)**

Tiled floors, tiled and textured walls, pedestal wash basin and low level flush WC

**GARDEN 34'10 (10.62m)**

Stone tiled floor and wooden fencing



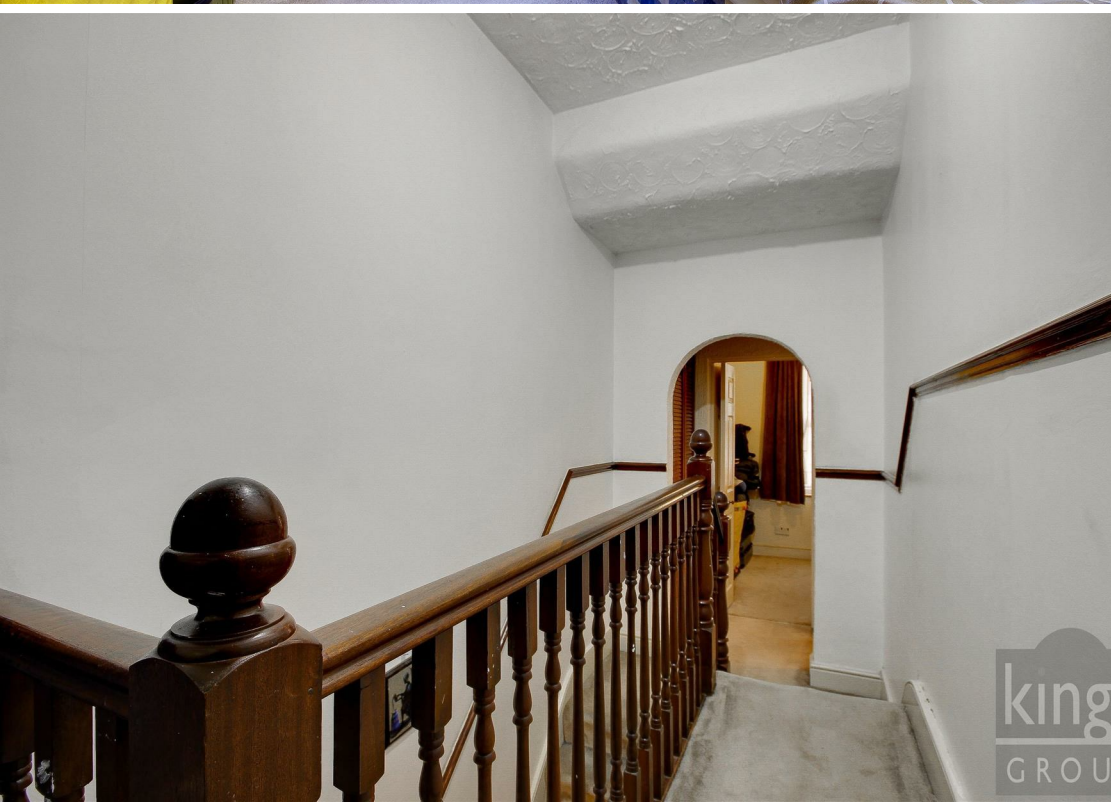






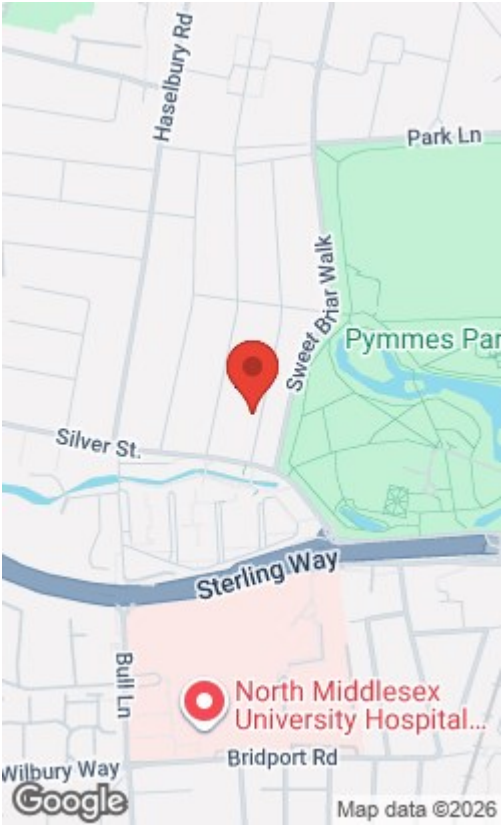








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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		



Ground Floor First Floor

Warwick Road, N18

Approximate Gross Internal Floor Area : 95.90 sq m / 1032.25 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

