



Leeds Street, N18 2AB
London





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- Kings Are Proud To Present This
- Stunning Two Bedroom End Of Terraced House
- Extended & Architecturally Designed Victorian Property
- Open Plan Living & Dining Rooms
- Spacious Modern Kitchen With Rooflight
- Sliding Doors Leading To Rear Garden
- Contemporary First Floor Bathroom
- Refitted Heating, Plumbing & Electrical Installations
- Chain Free & Ready To Move In
- Council Tax Band C

Offers Over £450,000



KINGS are proud to present this **STYLISH AND ARCHITECTURALLY DESIGNED** Two Bedroom Victorian End of Terrace House, located in a well connected residential turning within Upper Edmonton N18. This **EXTENDED AND REFURBISHED** home is a superb example of old meets new, blending original Victorian character with a calm, modern aesthetic and high-quality contemporary finishes throughout.

The **CHAIN FREE** property was fully renovated and extended in 2017 with a strong design focus on light, flow and spatial quality, resulting in a home that feels both generous and thoughtfully considered. In our opinion, this house would be ideal for buyers looking to **MOVE STRAIGHT IN**, offering excellent proportions, modern comforts and a layout that works perfectly for both everyday living and entertaining.

The ground floor has been re-planned to create an impressive **ZONAL OPEN-PLAN LIVING, KITCHEN AND DINING SPACE**, forming the heart of the home. The generous kitchen is finished with high-quality fixtures and fittings, enhanced by a large rooflight that draws natural light deep into the space. Full-height sliding glass doors open directly onto the rear garden, creating a strong visual and seamless connection between indoor and outdoor spaces. The first floor comprises two spacious bedrooms and a luxury bathroom.

As part of the renovation, the property also benefitted from **REFITTED HEATING, PLUMBING AND ELECTRICAL INSTALLATIONS**, alongside upgraded insulation throughout, improving comfort and energy efficiency. The interior design places a strong emphasis on proportion, material quality and detailing such as **ENGINEERED WOOD FLOORING THROUGHOUT**, resulting in a minimal yet warm finish that sits comfortably within the original Victorian fabric. Being an end of terrace house, the house enjoys a greater sense of openness than many comparable homes in the area.

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

LOCATION

Well positioned 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 Silver Street 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.

ENTRANCE HALL

LIVING ROOM 10'4" x 10'7" (3.16 x 3.23)

DINING AREA 11'3" x 11'5" (3.44 x 3.50)

KITCHEN 9'10" x 14'9" (3.00 x 4.50)

FIRST FLOOR LANDING

BEDROOM ONE 10'9" x 14'9" (3.30 x 4.50)

BEDROOM TWO 10'7" x 7'10" (3.24 x 2.40)

BATHROOM 9'6" x 6'2" (2.91 x 1.90)

GARDEN

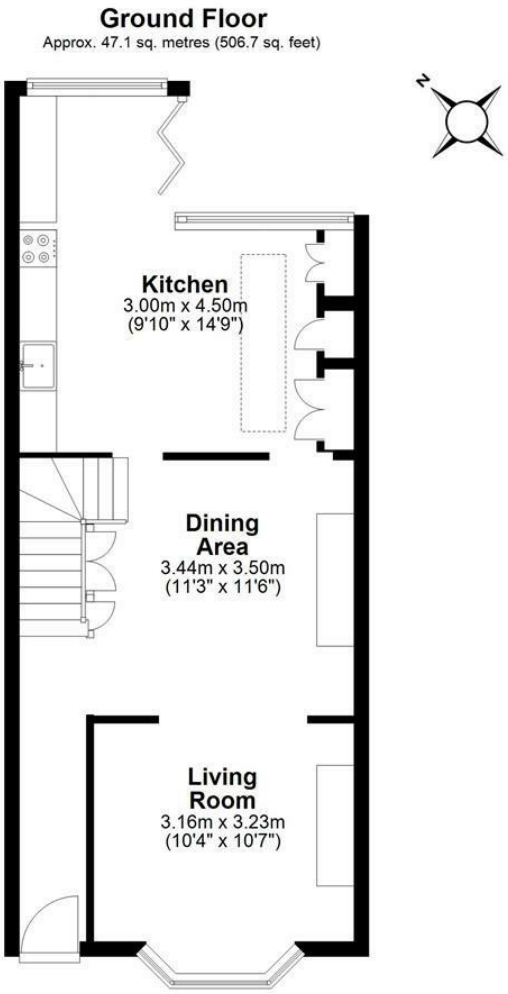
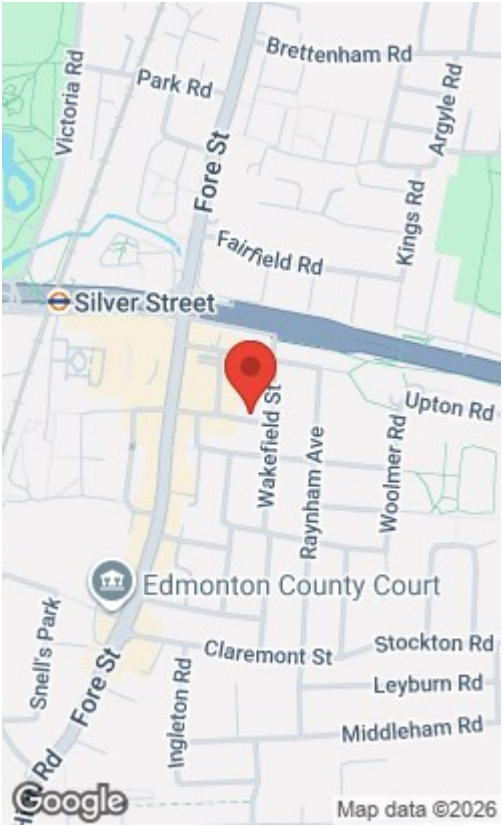








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Total area: approx. 82.0 sq. metres (882.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Leeds Street

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