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Daniel Close, London, N18 2NR  
£369,995

- Kings Are Proud To Present This
- 1900's Build
- 23ft Open Plan Lounge/Diner
- Downstairs WC & First Floor Bathroom
- 50ft Landscaped Rear Garden

**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are proud to present this **IMMACULATE** Two Bedroom Terraced House in **EXCELLENT CONDITION** throughout. This 1900's built home features an **OPEN PLAN 23FT THROUGH LOUNGE** providing living and dining areas, a **DOWNSTAIRS WC**, an **EXTENDED modern kitchen**, a **FIRST FLOOR BATHROOM**, and a **50FT LANDSCAPED GARDEN** with patio, decking and artificial grass areas perfect for entertaining. Further benefits include refitted gas central heating and double glazing throughout.

Being situated just East of Fore Street there are local shops and green space within easy reach along with good access to the A406 North Circular Road. For commuters there is a train station within walking distance connecting you to the city in the form of the **NEW MERIDIAN WATER STATION**. It is also close by to the planned **MAJOR REGENERATION** project Meridian Water taking place in and around Meridian Way/Angel Road offering a wealth of new infrastructure and amenities.

#### FRONT DOOR TO:

#### THROUGH LOUNGE

**23'8 x 13'8 (7.21m x 4.17m)**

With double glazed bay window to front, radiator, stairs to first floor landing, laminated wood style flooring and double doors to:-

#### DOWNSTAIRS WC

**4'11 x 2'10 (1.50m x 0.86m)**

With part tiled walls, wash basin with mixer tap and vanity unit, low level WC, tiled flooring.

#### KITCHEN/DINER

**14'8 x 13'6 (4.47m x 4.11m)**

With double glazed window and door to rear (gardens), part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, oven/hob, plumbed for washing machine and dishwasher, radiator, smoke alarm, power points, tiled flooring.

#### FIRST FLOOR LANDING

**5'9 x 8'8 (1.75m x 2.64m)**

With carpeted flooring and doors to:-

#### BEDROOM ONE

**13'7 x 10'7 (4.14m x 3.23m)**

With double glazed window to front, radiator, power points, carpeted flooring.

#### BEDROOM TWO

**11'4 x 7'10 (3.45m x 2.39m)**

With double glazed window to rear, radiator, power points, carpeted flooring.

#### BATHROOM

**6'7 x 5'3 (2.01m x 1.60m)**

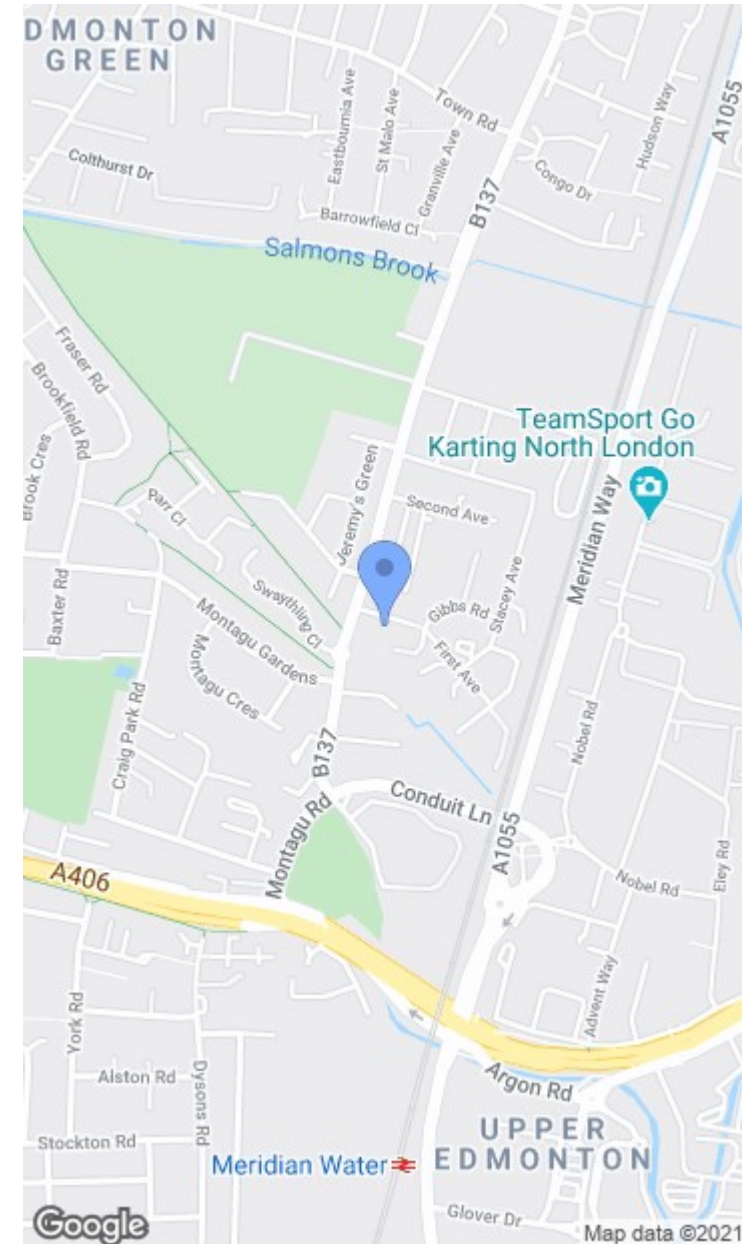
With double glazed frosted window to rear, heated towel rail, tiled walls, panel enclosed bath with mixer taps and shower attached, wash basin with mixer tap, low level W.C, tiled flooring.

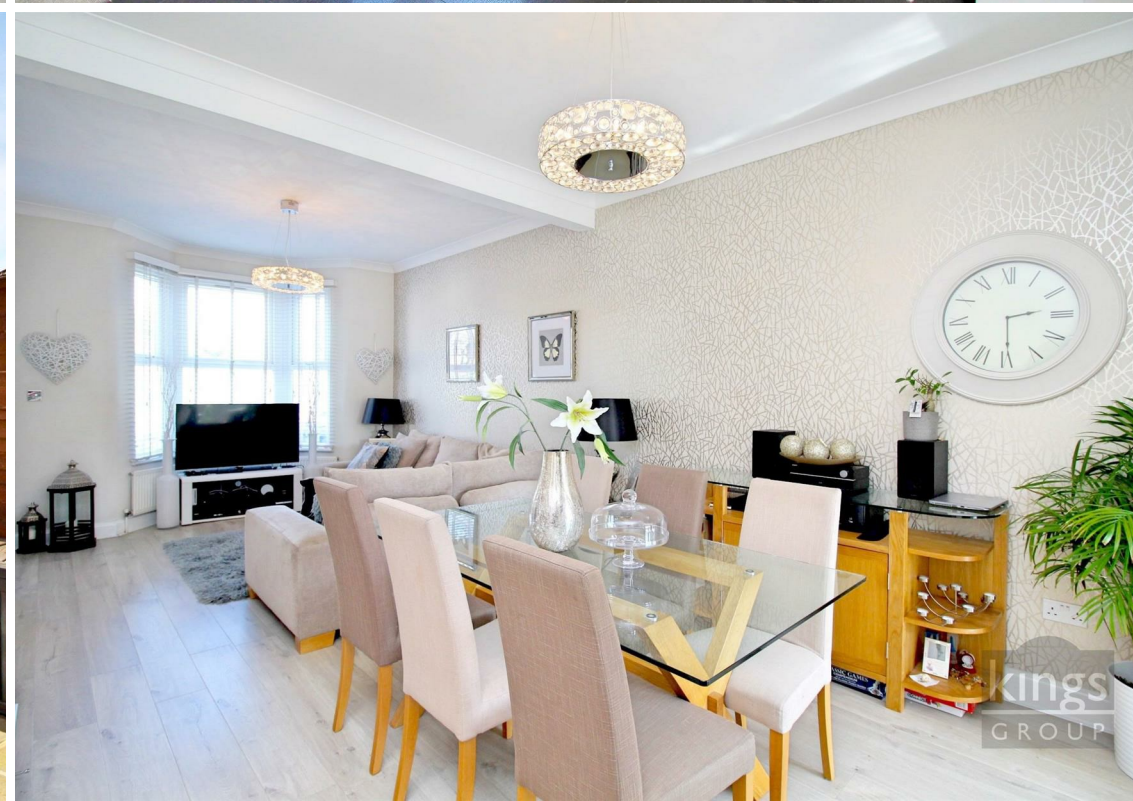
#### REAR GARDEN

**approx 50'0 (approx 15.24m)**

Patio area, raised decking area, artificial grass with plant and shrub borders.

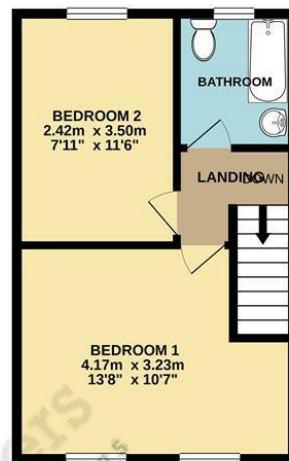
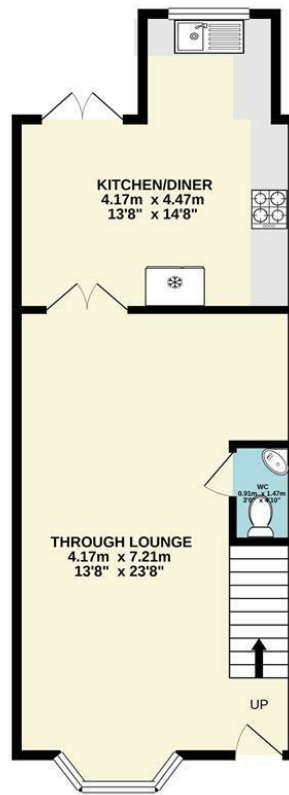
- Two Bedroom Terraced House
- Excellent Condition Throughout
- Extended Modern Kitchen
- Combi Gas Central Heating & Double Glazing
- Walking Distance To Meridian Water Station





GROUND FLOOR  
45.0 sq.m. (484 sq.ft.) approx.

1ST FLOOR  
25.0 sq.m. (269 sq.ft.) approx.



Temple  
Chambers  
CHARTERED SURVEYORS

DANIEL CLOSE, EDMONTON, N18

TOTAL FLOOR AREA: 70.0 sq.m. (753 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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