



KINGSLY ESTATE AGENTS

2 Bedroom House for Sale - £450,000

Ingletton Road, Edmonton, London, UK, N18 2RT



• TWO BEDROOM • FREEHOLD • EPC RATING D • COUNCIL TAX BAND C • CHAIN FREE

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

🌐 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

This charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers, young families or investors seeking a well-located home with scope to personalise. A well-proportioned kitchen at the rear provides access to the private garden.

Upstairs, the property benefits from two generously sized bedrooms and a bathroom..

Location

Excellent transport links are a highlight, with Silver Street and White Hart Lane stations both nearby, providing direct rail services into central London. Several bus routes operate locally, making commuting and travel around the capital convenient and efficient.

Green spaces such as Pymmes Park and Jubilee Park offer leisure opportunities and family-friendly outdoor recreation. The A406 North Circular is easily accessible for motorists, enhancing connectivity to the M25 and wider road network.



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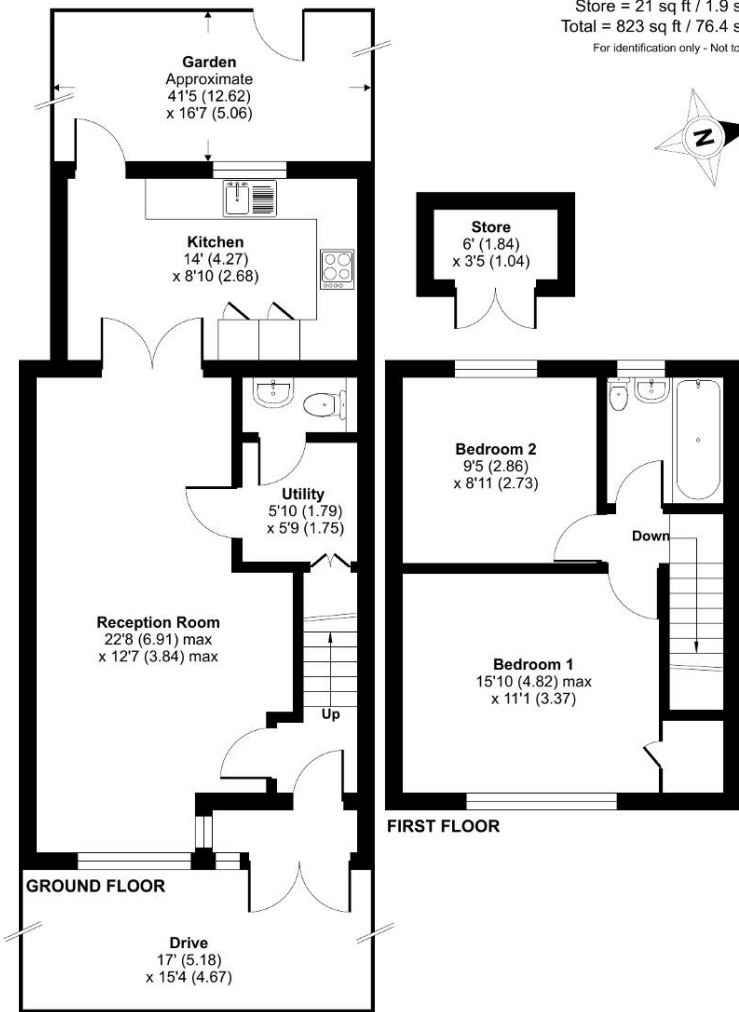
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Approximate Area = 802 sq ft / 74.5 sq m
Store = 21 sq ft / 1.9 sq m
Total = 823 sq ft / 76.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1310123

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

