



Culpepper Close, Edmonton, London, N18
£279,995 Leasehold

Anthony Webb
ESTATE AGENTS

Culpepper Close, Edmonton, London, N18

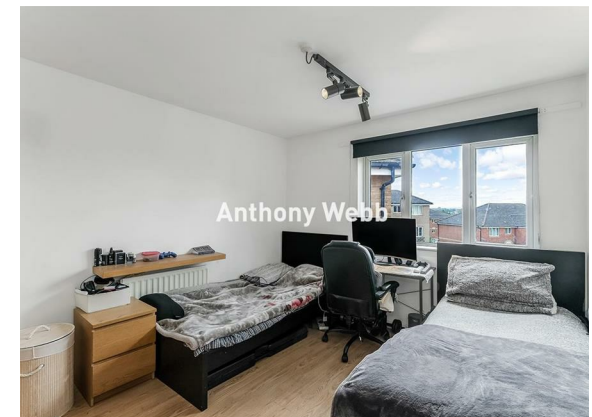
A well presented two bedroom modern apartment located on the third floor (top) of this purpose built block built in 2004. The property would be a great first time purchase or buy to let investment with £1650pcm potential rental income.

Culpepper Close is located off Dysons Road and is within easy reach of Fore Streets shops, restaurants, bus routes and various mainline stations including Meridan Water and Silver Street. The A406 and A10 provide excellent road links into London and beyond.

Secure communal entrance with entry phone system • Hallway with laminate floor and storage cupboards • Spacious living/dining space • Modern fitted kitchen • Modern shower room • Two good size bedrooms both with fitted wardrobes • Laminate/tiled floors through out • Double glazing • Gas central heating • Communal parking facilities.

Remaining lease of 116 years.
Service charge and Ground rent-£1812 p.a
Council Tax band C

- Two bedrooms
- Third floor apartment
- Purpose built block circa 2004
- Living/dining space
- Modern kitchen
- Modern shower room
- Gas central heating/double glazing
- Communal parking facilities





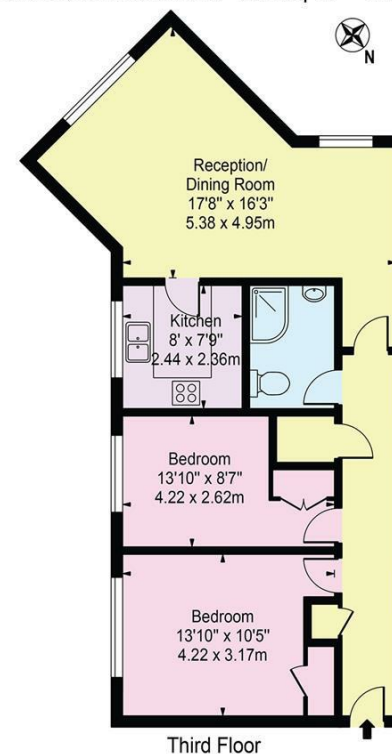
Culpepper Close Edmonton London N18 2DE

Tenure: Leasehold
Gross Internal Area: 739.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Culpepper Close Approx. Gross Internal Area 739 Sq Ft - 68.66 Sq M



Third Floor
For Illustration Purposes Only - Not To Scale

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