



Moree Way, Edmonton, N18 2UN

£299,950 

## PROPERTY SUMMARY

Coultons are thrilled to offer for sale this charming purpose built flat in the thriving N18, a current north London hot spot for first time buyers. This two-bedroom flat is in touching distance to Silver Street Overground. Surrounded by beautiful green spaces and within distance to the bustling Fore Street, the box of convenience is surely ticked here. Getting around town is easy! The Property even serves up a balcony with a view of the town, making the property ideal for both buyers and investors.

Entering through the second floor, you have a spacious living area bursting with natural light, surrounded by a cream colour palate and light wooden flooring giving this space a very cosy feel. On the same floor you have a separate kitchen equipped with an integrated gas hob and oven with ample storage and worktop space.

Leading up to the third floor of the property, you will find two sizable double bedrooms big enough to accommodate your furniture of choice. The Master bedroom is carpeted and has a substantial built-in wardrobe allowing space for all your outfits and accessories. The second bedroom is also carpeted and is nearly just as spacious.

In between the two bedrooms is the bathroom, which has frosted windows and tiled walls and flooring. It is equipped with a WC, wash hand basin, panel bathtub and a heated towel rack.

A great location in N18 which is 6-8mins (google says 8, you can do it in 6!) to Silver Street Overground. It also offers fast access to central London, not forgetting ample bus routes providing straightforward ways into all parts of London. The prominent Fore Street is also just moments away and it offers a superb selection of well-known stores as well as independent run coffee shops and organic supermarkets.

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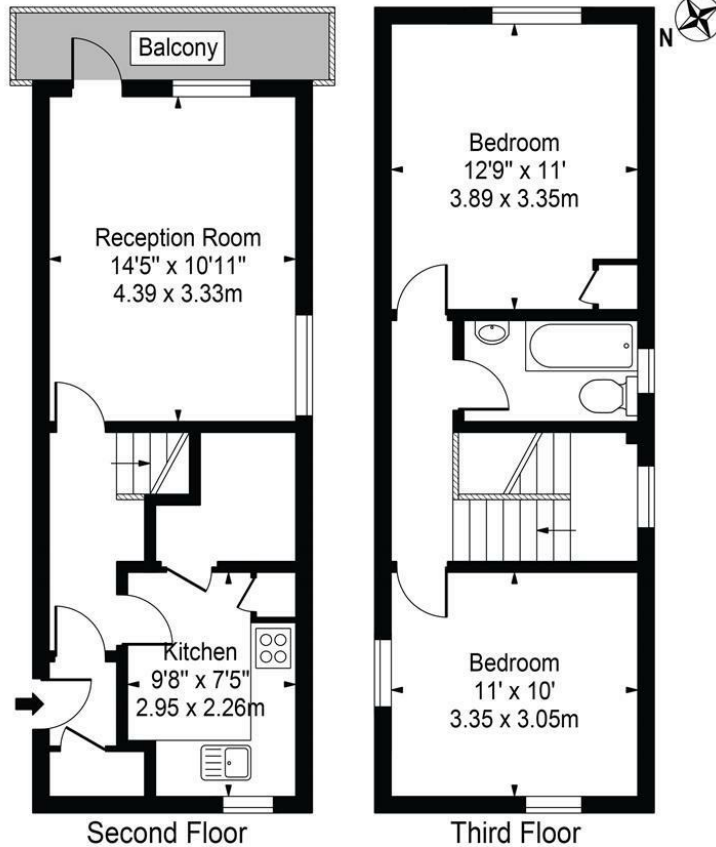








Moree Way Edmonton, N18 2UN  
 Approx. Gross Internal Area 724 Sq Ft - 67.26 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**

Enfield

**TENURE**

Leasehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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