

Gloucester Road, Edmonton, N18 1HL
Offers In Excess Of £459,950

Castles



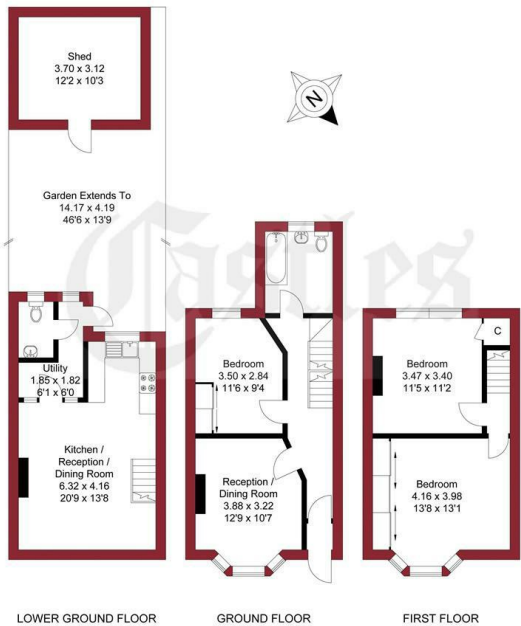
A well presented 3/4 bedroom property situated within 1/2 mile of A406, Silver Street BR Station and North Middlesex Hospital. The property comprises of Reception, utility WC and kitchen to lower ground floor, reception, Bedroom and bathroom to ground floor with a further two bedrooms to first floor. It also has features to include, 45ft rear garden, double glazing and gas central heating.



438 Hertford Road
Edmonton
London
N9 8AB
020 8804 8123

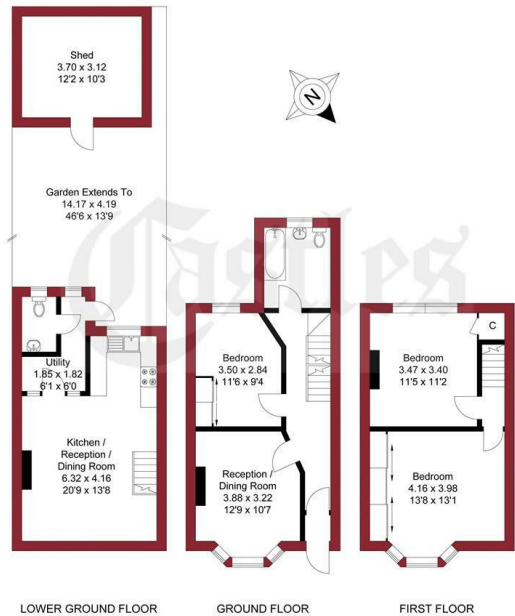
edmonton@castles.london
www.propertysoftwaregroup.com

APPROXIMATE GROSS INTERNAL AREA
94.10 sqm / 1012.88 sqft (Excluding Shed)
105.64 sqm / 1137.09 sqft (Including Shed)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(35-40) G			(35-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	