

Elmcroft Avenue, Edmonton, N9 7DP  
Offers In Excess Of £409,950

Castles

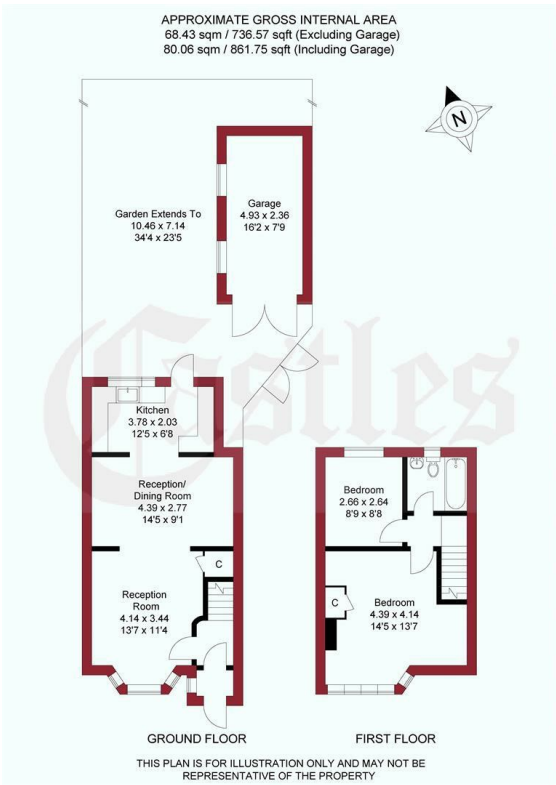
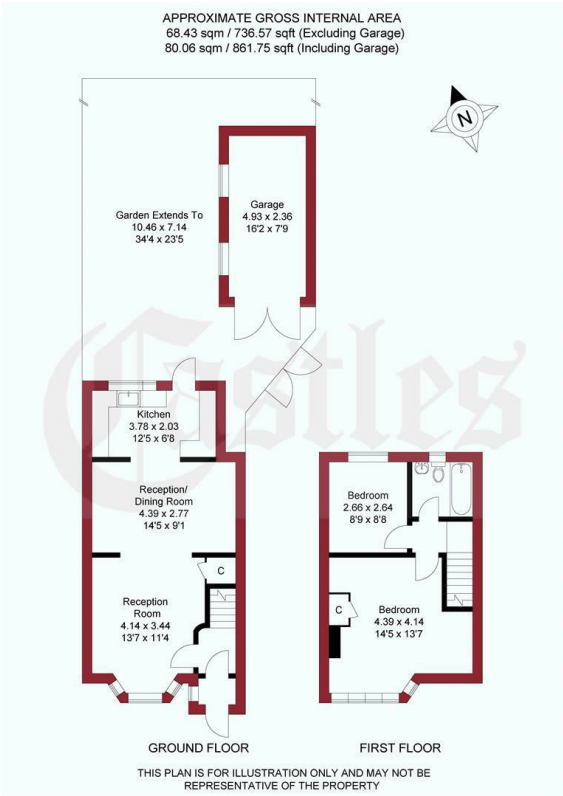




A two bedroom 1930's extended end of Terraced property situated on this popular turning on the Galliard Estate N9. The property comprises of Reception, Dining area and kitchen to ground floor with a further Two bedrooms and bathroom to first floor. It also has features to include, garage via shared drive, 35ft rear garden and is offered for sale on a chain free basis.



438 Hertford Road  
Edmonton  
London  
N9 8AB  
020 8804 8123  
edmonton@castles.london  
www.propertysoftwaregroup.com



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(49-60) C			(49-60) C		
(39-48) D			(39-48) D		
(29-38) E			(29-38) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		