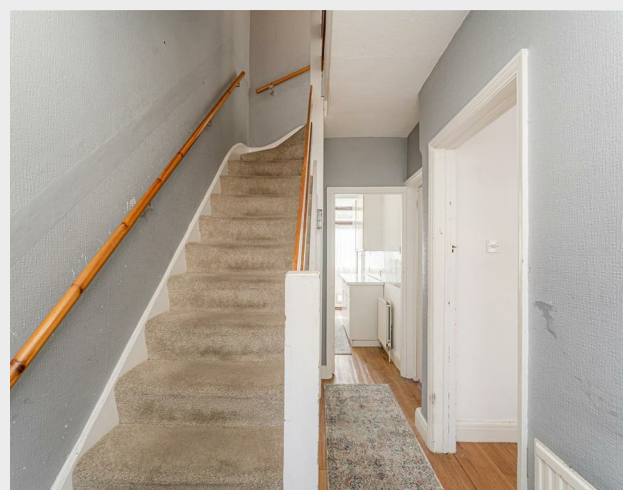


Elmcroft Avenue, Edmonton, N9 7DL
Offers In Excess Of £425,000

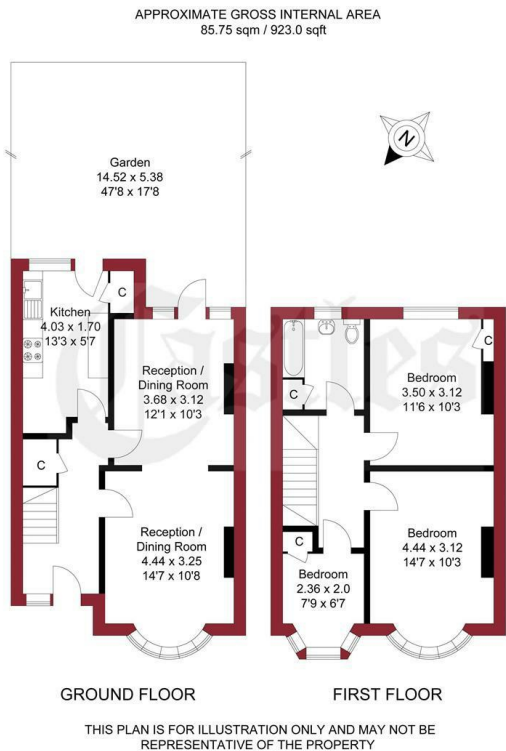
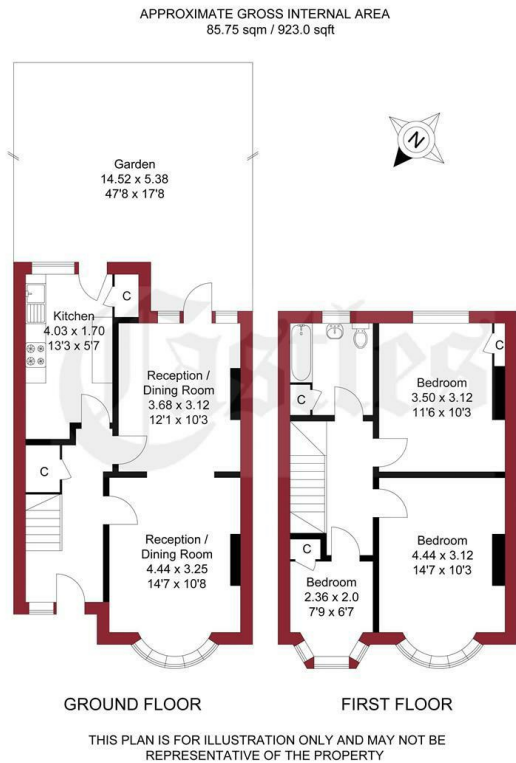
Castles



A three bedroom 1930's Terraced property situated on the popular Galliard Estate N9. The property comprises of two Receptions and kitchen to ground floor with a further three bedrooms and bathroom to first floor. It also has features to include,47ft rear garden, gas central heating, double glazing 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 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	