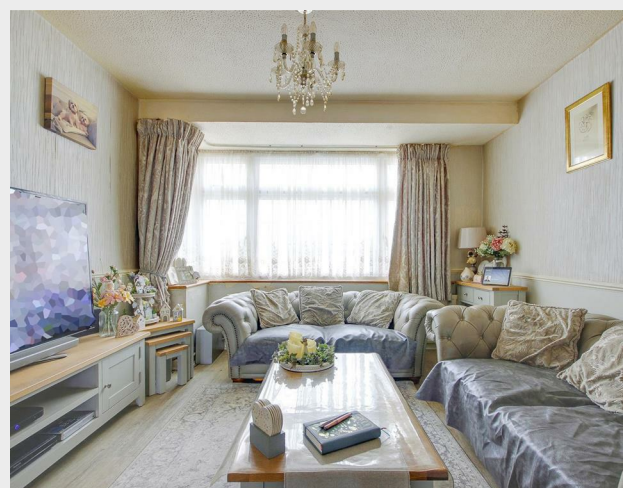


Winton Close, Edmonton, N9 8ER
Offers In Excess Of £439,950

Castles



A well presented Three bedroom 1930's extended Terraced property situated on this Cul-De-Sac location on the Nightingale Estate N9. The property comprises of through lounge and kitchen/diner to ground floor, with a further three bedrooms and bathroom to first floor. It also has features to include, off street parking, garage to rear, gas central heating and double glazing.



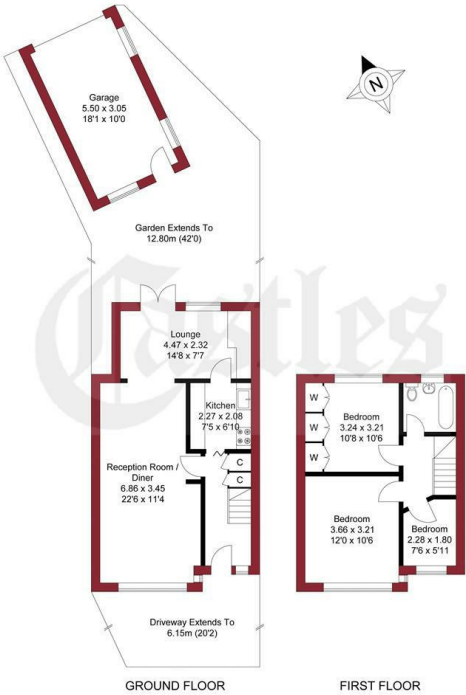
438 Hertford Road
Edmonton
London
N9 8AB

020 8804 8123

edmonton@castles.london

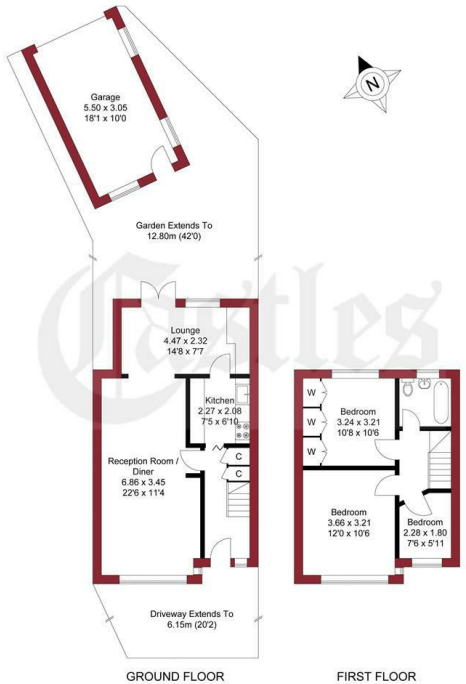
www.propertysoftwaregroup.com

APPROXIMATE GROSS INTERNAL AREA
79.67 sqm / 857.56 sqft (Excluding Shed)
96.44 sqm / 1038.07 sqft (Including Shed)



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

APPROXIMATE GROSS INTERNAL AREA
79.67 sqm / 857.56 sqft (Excluding Shed)
96.44 sqm / 1038.07 sqft (Including Shed)



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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		