



Castles

OFFERS IN EXCESS OF

£194,950

Tramway Avenue

Edmonton, N9 8PQ

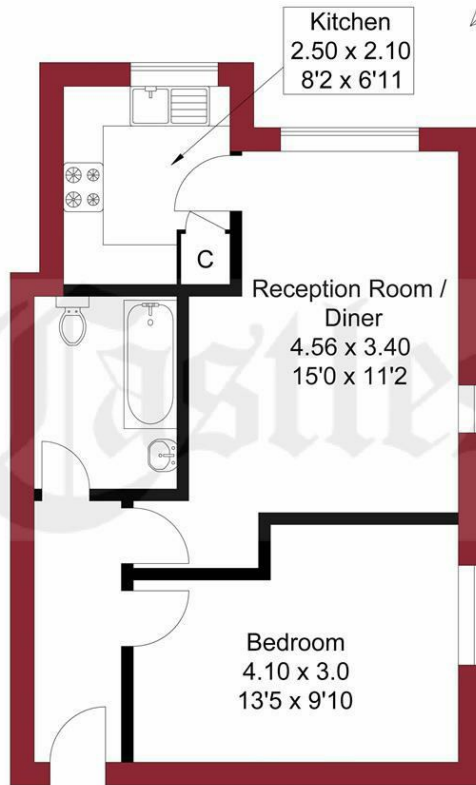
PROPERTY SUMMARY

Castles are delighted to present this Top Floor purpose built Flat which benefits from a Spacious Reception/Living Room, One Bedroom (Double) with Fitted Wardrobes, 3 Piece Bathroom Suite, Modern Fitted Kitchen, Electrical Heating. Additional Storage available via Loft Space, Entryphone System and Residents Allocated Parking (Permit Holders). We feel that this property could be a great opportunity for an Investor or an ideal purchase for a First Time Buyer.





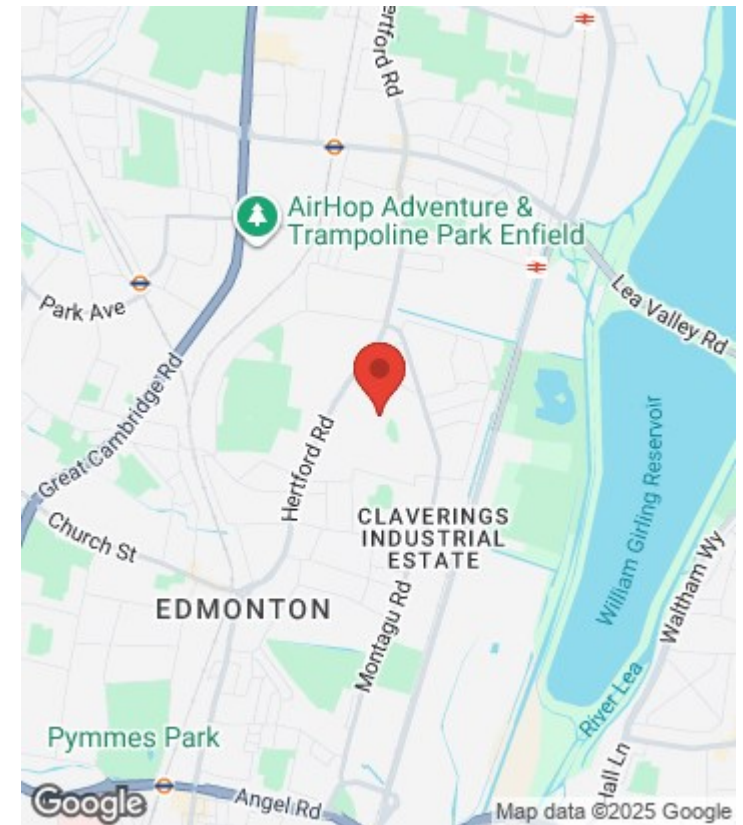
APPROXIMATE GROSS INTERNAL AREA
42.29 sqm / 455.20 sqft



SECOND FLOOR

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

For a guide to the area
please scan this code for
more information



Flat - Second Floor

Leasehold

Council:

Council Tax Band: B

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



OFFICE ADDRESS

438 Hertford Road
Edmonton
London
N9 8AB

OFFICE DETAILS

020 8804 8123
edmonton@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-61)	B		
(49-40)	C		
(35-48)	D		
(34-34)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			