

# Castles

OFFERS IN EXCESS OF

**£275,000**

**Sandhurst Road**

Edmonton, N9 8BA



## PROPERTY SUMMARY

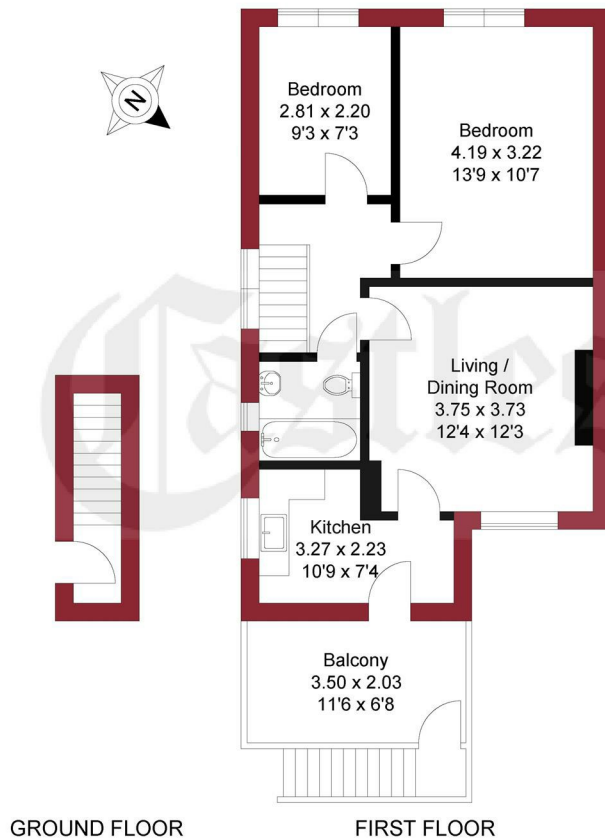
A two bedroom first floor maisonette situated on The Nightingale Estate N9. The property consists of two bedrooms, bathroom, kitchen and reception. Features include own rear garden, share of freehold and is offered for sale on a chain free basis.







APPROXIMATE GROSS INTERNAL AREA  
52.84 sqm / 568.76 sqft



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

## A guide to the area



Maisonette

Leasehold - Share of Freehold

**Council:**

**Council Tax Band:** C

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

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			
(92-101) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	