



 **2**  
Bedrooms

 **1**  
Bathroom



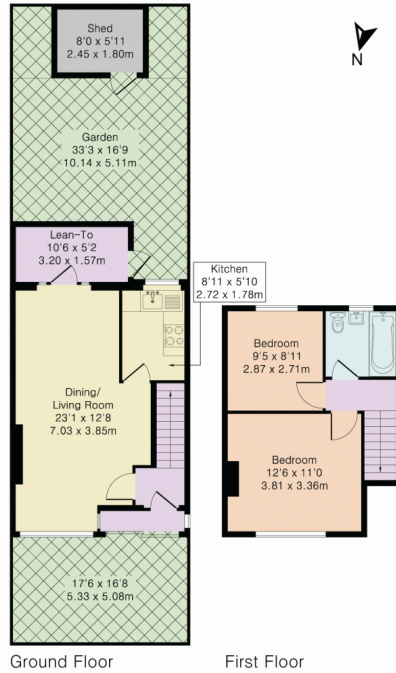


Greengate Residential Ltd is delighted to offer for sale this spacious two bedroom house located in Upper Edmonton and close to N17 borders.

The property features a large through lounge, fitted kitchen and off street parking. Further benefits include lean to , first floor bathroom , gas central heating and a 30Ft plus garden.

Available Chain Free

Approximate Gross Internal Area 777 sq ft - 73 sq m  
Ground Floor Area 468 sq ft - 44 sq m  
First Floor Area 309 sq ft - 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Upper Edmonton , N18 2RZ

