



2

Bedrooms



1

Bathroom



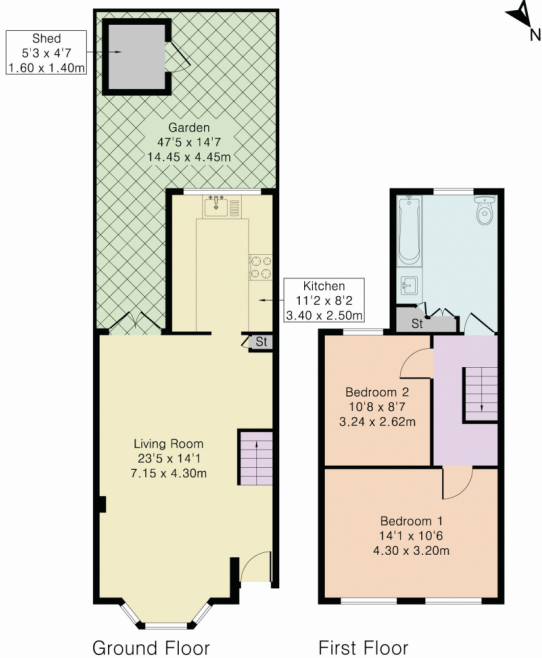




Addison Townsend are pleased to offer this lovely two bedroom period property in a quiet residential turning within 0.6miles of Silver Street Overground Station and is within easy reach of the A406, the A10 as well as local shops, schools, Pymmes Park and North Middlesex Hospital. The property offers a spacious reception room, kitchen, two double bedrooms, family bathroom on the first floor, low maintenance south facing garden and potential to extend subject to the usual planning consents. Further benefits include double glazed windows and gas central heating.



Approximate Gross Internal Area 823 sq ft – 77 sq m  
Ground Floor Area 427 sq ft – 40 sq m  
First Floor Area 396 sq ft – 37 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>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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: Cheddington Road, N18

