

# Andrew Stevens

Estate & Letting Agents



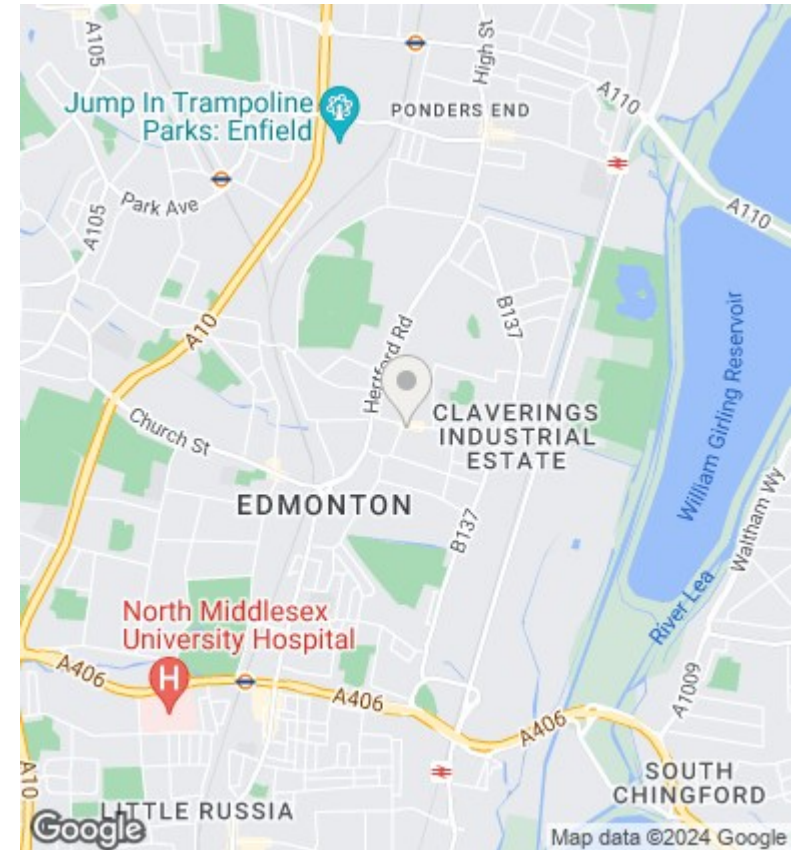
44 Bounces Road, Edmonton, London, N9 8HX

£364,995

- Rental Investment Opportunity
- Close to Edmonton Green BR
- Close to Amenities
- 3 Bedrooms
- Fully Fitted Kitchen
- Double Glazing Throughout
- 2 Reception/Dining Rooms
- Gas Central Heating
- Front and Back Gardens

127 St Marks Road, Bush Hill Park, EN1 1BJ  
020 8363 8888

info@andrew-stevens.co.uk  
www.andrew-stevens.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 020 8363 8888 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	