



£500,000

TENURE : FREEHOLD

Empire Avenue, Edmonton N18

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Chain free

Three bedroom terraced family home

Off-street parking

South facing rear garden

Excellent transport links to A10 / A406 North Circular

Close to local shops

Edmonton

13 Empire Parade, Edmonton, London, N18 1AA

info@gracechurch-property.co.uk | 02034180580

Website: <http://gracechurch-property.co.uk> &

<http://gracechurch-unique.co.uk>

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Set on a highly regarded residential turning in Upper Edmonton, this attractive three-bedroom terraced family home offers bright, well-proportioned accommodation with excellent future potential, a private driveway, and a generous south-facing rear garden.

From the outset, the home presents beautifully with its distinctive 1930s-style frontage and off-street parking, ideal for today's lifestyle. Inside, the property combines classic proportions with a practical layout, creating an ideal setting for families, first-time buyers, and those seeking long-term value in an increasingly desirable North London location.

The ground floor begins with a welcoming entrance leading through to a spacious reception room, ideal for relaxing and entertaining. To the rear sits a well-sized kitchen, offering plenty of storage and worktop space, and providing direct access into the garden, perfect for seamless indoor/outdoor living during warmer months.

Upstairs, the first floor offers three bedrooms, including two excellent doubles and a further single room, ideal as a child's bedroom, guest room, or home office. The layout is completed by a first floor bathroom.

The rear garden is a particularly strong feature of the home. A large, family-friendly outdoor space, largely laid to lawn with a patio area for seating, play, or summer dining with the south-facing aspect.

Empire Avenue is perfectly placed for commuters and families alike, offering easy access to the A10 and A406 North Circular, while Silver Street Station provides strong transport links into Central London. The area is well served by local shops, amenities and schooling, with Oakthorpe Primary School notably nearby.

Finer Details:

3 Bedrooms

First-floor bathroom

Off-street parking

Freehold

Council Tax Band: E (£2,644 p/yr)

Borough: Enfield

Sellers situation: Chain Free

Services:

Mains water

Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast: 5000 Mbps Download Speed (Ofcom)

Mobile signal/coverage: Available for all networks (Ofcom)

Anti-money Laundering Checks (AML)

Regulations require us to conduct identity and AML checks and gather information about every buyers financial circumstances. These checks are essential in fulfilling our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. The rules are set by law and enforced by trading standards.

We will start these checks once you have made a provisionally agreeable offer on a property. The cost is £40 (including VAT). This fee covers the expense of obtaining relevant data and any necessary manual checks and monitoring. Its paid in advance via our onboarding system, Kotini, and is non-refundable.

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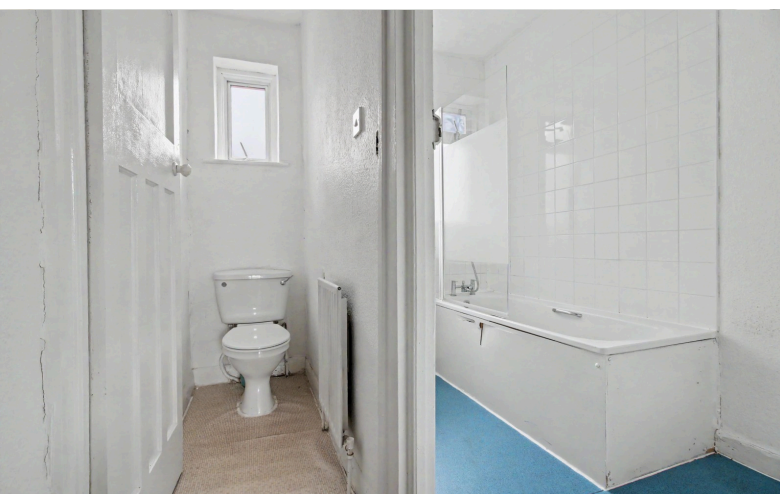
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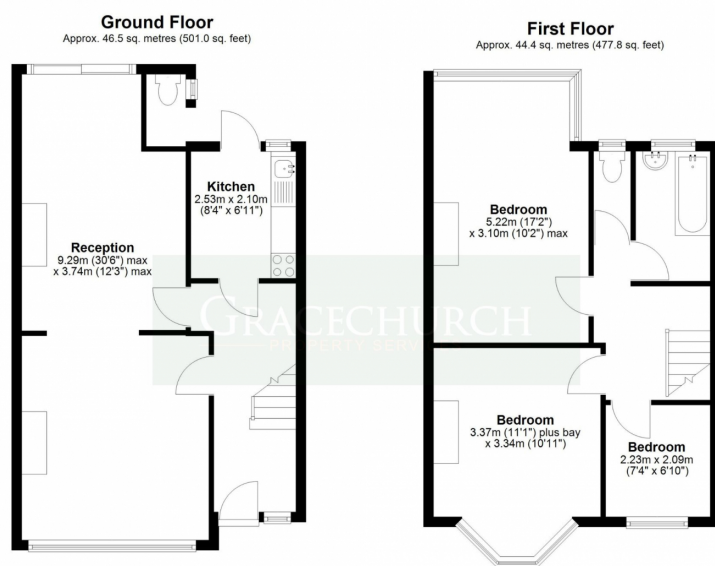
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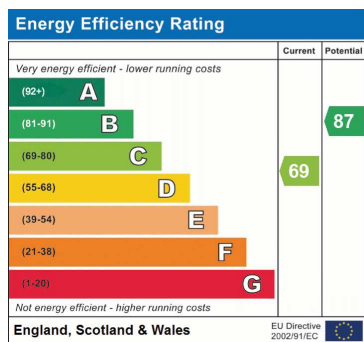
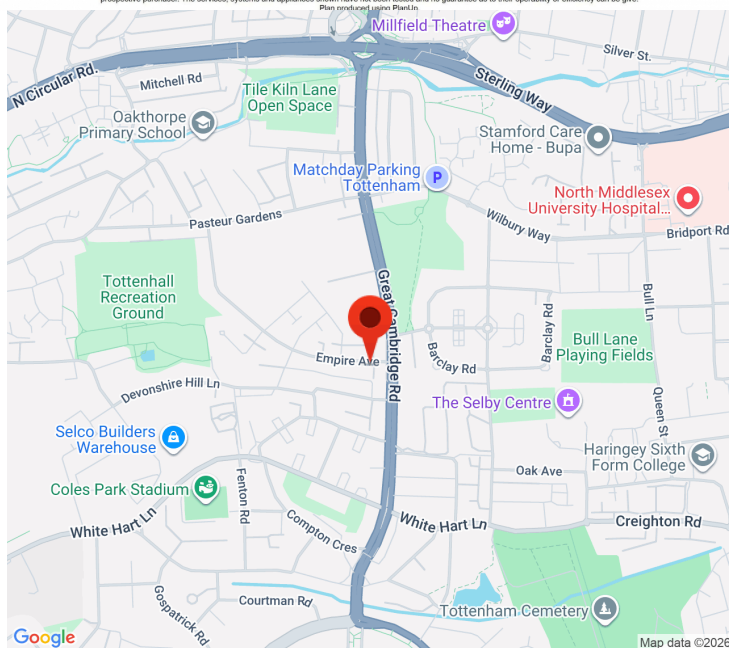
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Total area: approx. 90.9 sq. metres (978.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Address: Empire Avenue, Edmonton N18