



Wimborne Road, Edmonton, N9

Guide Price £259,950





# Wimborne Road, Edmonton, N9



## Description

**\*\*FIRST TIME BUYERS ALERT\*\*** Homelink are excited to offer for sale this spacious 1 double bedroom first floor converted flat set on a quiet road just off Church Lane N9.

The property has been set up as a 2 bedroom flat with open plan reception/modern fitted kitchen and a tiled three piece bathroom. Further benefits include gas central heating, double glazing and free street parking.

The property has been converted from an end of terrace period property, moments from Edmonton Green. The property offers scope future extension by way of a loft conversion (STPP). The property is located within 1/2 of a mile from Edmonton Green train station and shopping centre.

Early viewings recommended. Great opportunity for both first time buyers and investors. To arrange a viewing, please call and speak to one of our friendly sales team.

Tenure: Leasehold

Lease: 156 Years

Ground Rent: £NIL

Service Charge: £NIL

Enfield C/Tax Band: C

**\*\*AGENTS NOTE:** Photos shown were taken before current tenants occupation.

- Two Bedroom Flat
- First Floor Conversion
- Modern Fitted Kitchen
- Gas C/H & Double Glazing
- 6 Minute Walk to Edmonton Green St.
- No Gr. Rent or Serv. Charge
- Close to Shopping Centre
- Long Lease
- Ideal First Time Buy
- Chain Free

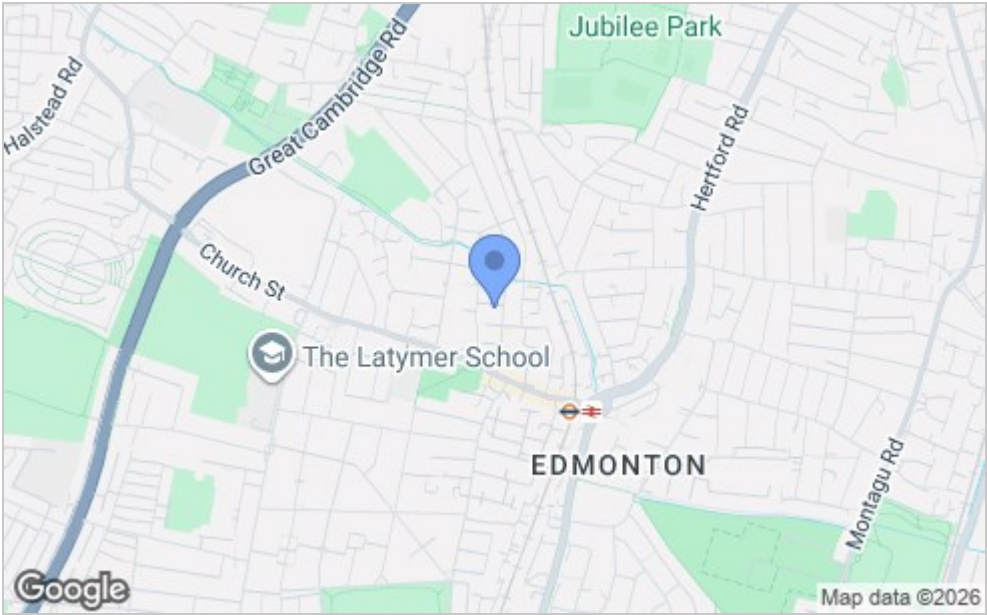




Floor Plan



Area Map



Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

