

# Castles



OFFERS IN EXCESS OF  
**£269,950**  
**Croyland Road**  
London, N9 7BD

## PROPERTY SUMMARY

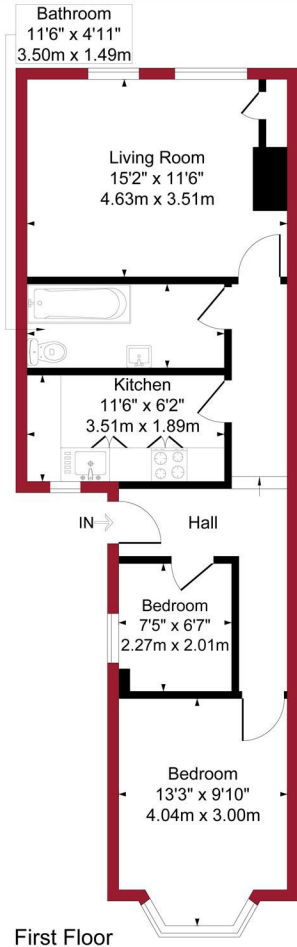
A two bedroom first floor Maisonette situated within 1/4 mile of Edmonton Green with it's shops and Transport links. The property comprises of Reception one, kitchen bathroom and two bedrooms. It also has features to include, 152 year lease, it comes with share of Freehold and is offered for sale on a chain free basis.



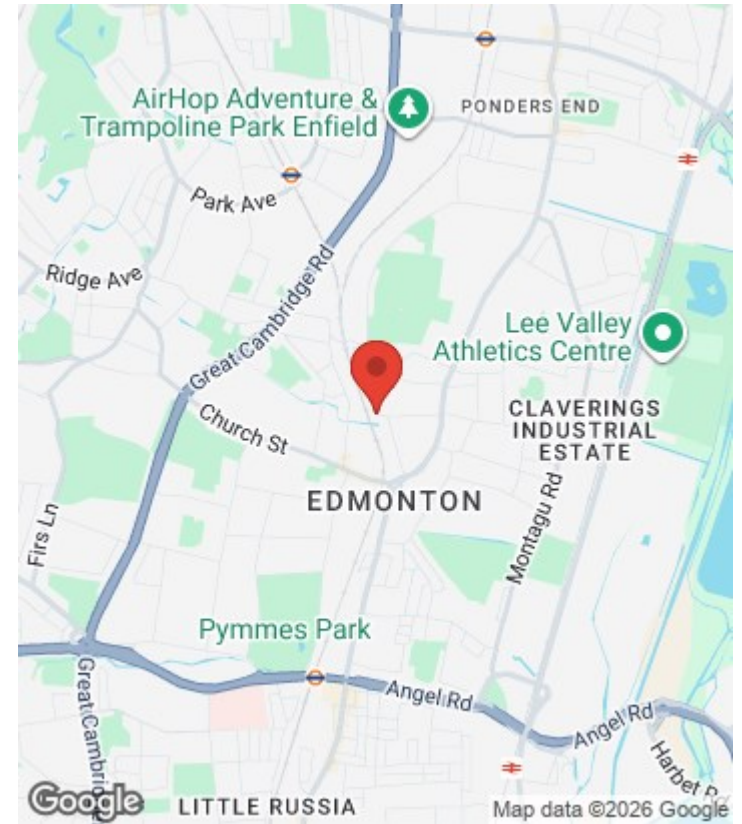
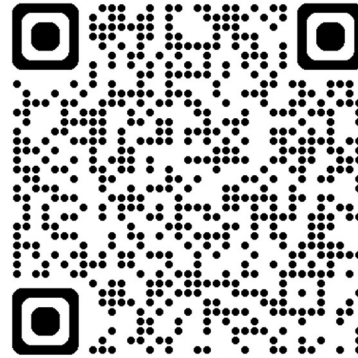


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Approximate Gross Internal Area = 602 sq ft / 55.8 sq m



For a guide to the area please scan this code for more information



Flat  
Share of Freehold  
**Council:**  
**Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

438 Hertford Road  
Edmonton  
London  
N9 8AB

**OFFICE DETAILS**

020 8804 8123  
edmonton@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m <sup>2</sup> A	B		
91-81kWh/m <sup>2</sup> C	D		
81-65kWh/m <sup>2</sup> D	E		
65-55kWh/m <sup>2</sup> E	F		
55-47kWh/m <sup>2</sup> F	G		
Not energy efficient - higher running costs			
47-19kWh/m <sup>2</sup> G			
England & Wales		EU Directive 2002/91/EC	