

Castles

OFFERS IN EXCESS OF
£475,000
Galliard Road
Edmonton, N9 7NG

197A
THE JEM

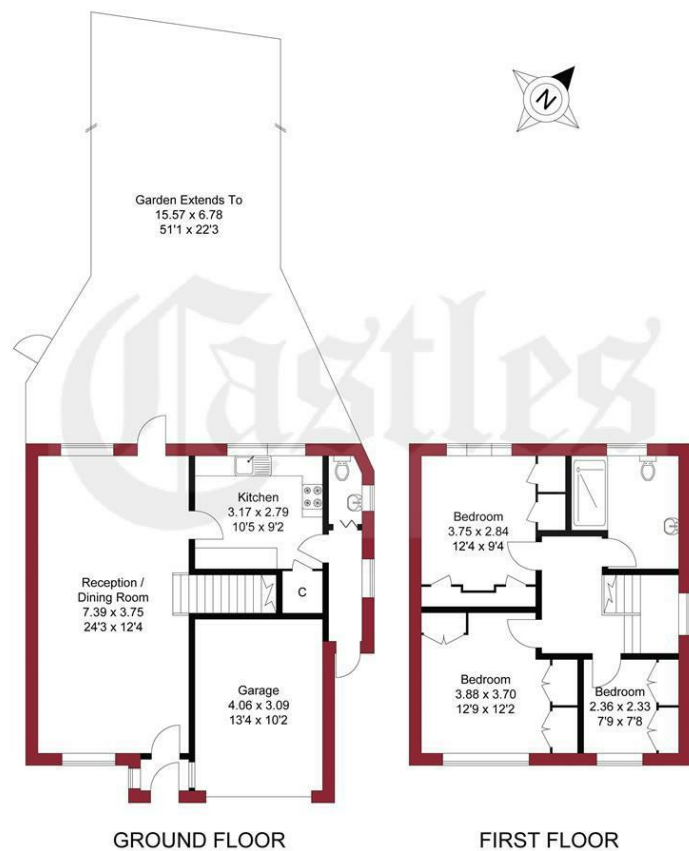
PROPERTY SUMMARY

A rarely available Three bedroom detached property situated on the popular Galliard Estate N9. The property comprises of lounge kitchen, WC and door to integral garage to ground floor with a further three bedrooms and bathroom to first floor. It also has features to include, Off street parking, 50ft rear garden and can be offered for sale on a chain free basis. View early to avoid disappointment.



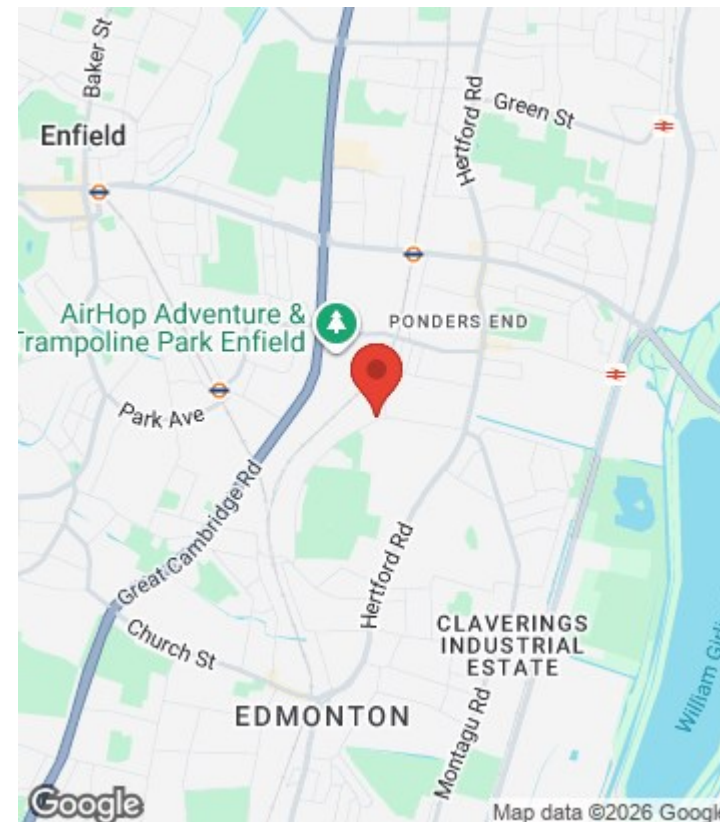


APPROXIMATE GROSS INTERNAL AREA
95.60 sqm / 1029.03 sqft (Excluding Garage)
108.15 sqm / 1164.11 sqft (Including Garage)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

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



House - Detached

Freehold

Council: Graham Fear & Co Solicitors

Council Tax Band: C

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			
A	(92-101)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			

EU Directive
2002/91/EC