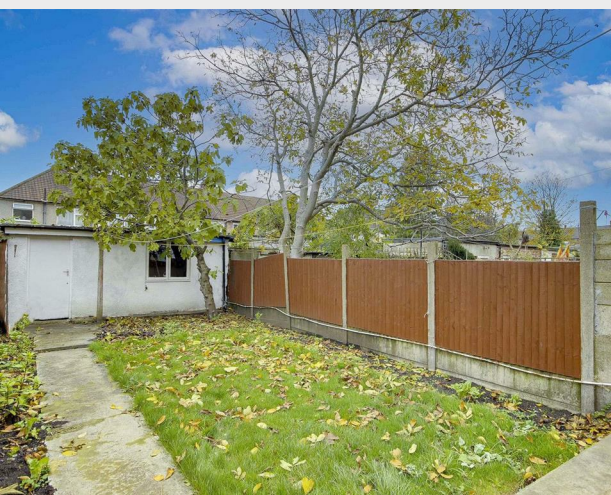
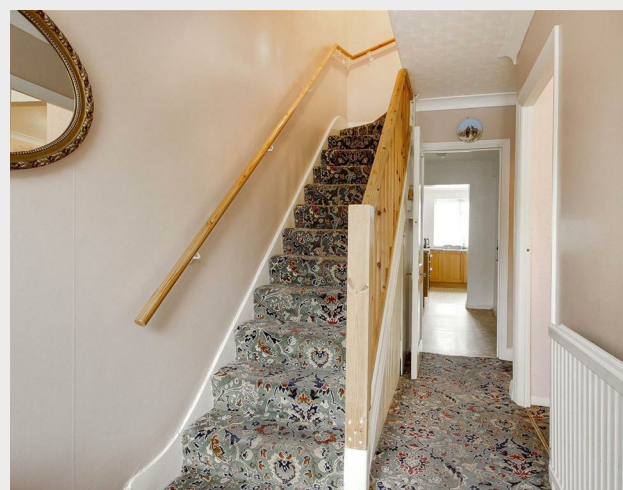


St Alphege Road, Edmonton, N9 8BU
Offers In Excess Of £394,950

Castles



A three bedroom 1930's extended property situated on this popular turning off the Hertford Road N9. The property has features to include, gas central heating, double glazing and is offered for sale on a chain free basis.



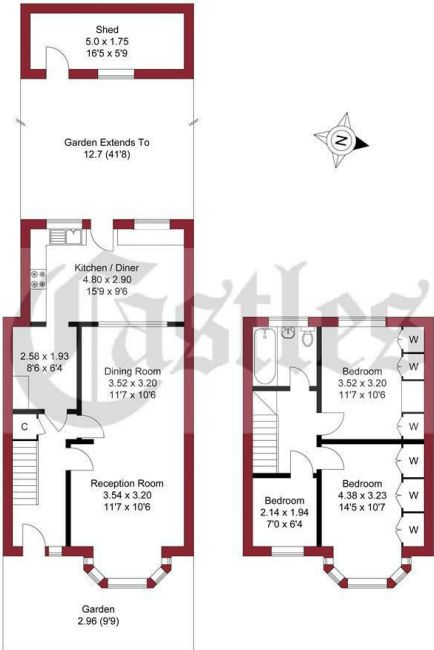
438 Hertford Road
Edmonton
London
N9 8AB

020 8804 8123

edmonton@castles.london

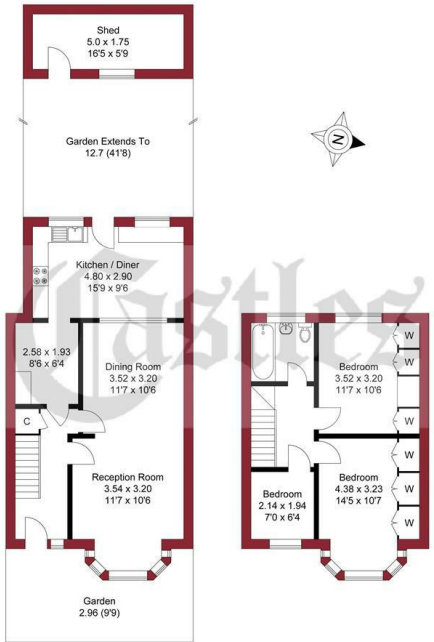
www.propertysoftwaregroup.com

APPROXIMATE GROSS INTERNAL AREA
92.10 sqm / 991.35 sqft (Excluding Shed)
100.85 sqm / 1085.54 sqft (Including Shed)



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

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(35-40) G			(35-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		