



 **3**
Bedrooms

 **1**
Bathroom



This spacious 3-bedroom flat in Edmonton offers a comfortable living space with a kitchen-diner and a Large reception room. The property features off-road parking, an elevator, a sun deck terrace, full double glazing, gas central heating, and a combi boiler.

Located on Brettenham Road, London, this 3-bedroom flat provides a practical and well-designed living space. The property large and spacious reception room, making it suitable for a variety of living arrangements. The kitchen-diner is equipped with essential appliances and ample storage, providing a functional area for meal preparation and dining. The flat benefits from full double glazing, ensuring energy efficiency and noise reduction, while the gas central heating and combi boiler offer reliable warmth throughout the year.

The property features off-road parking, providing convenience and security for vehicle owners. An elevator in the building ensures easy access to the flat, accommodating residents and visitors alike. The sun deck terrace offers an outdoor space for relaxation and leisure, enhancing the living experience. The flat is situated close to shops and within reach of Edmonton Green train station, offering convenient travel options across the city and beyond.

Benefits include

3 Bedrooms

Large reception

Fully double-glazed

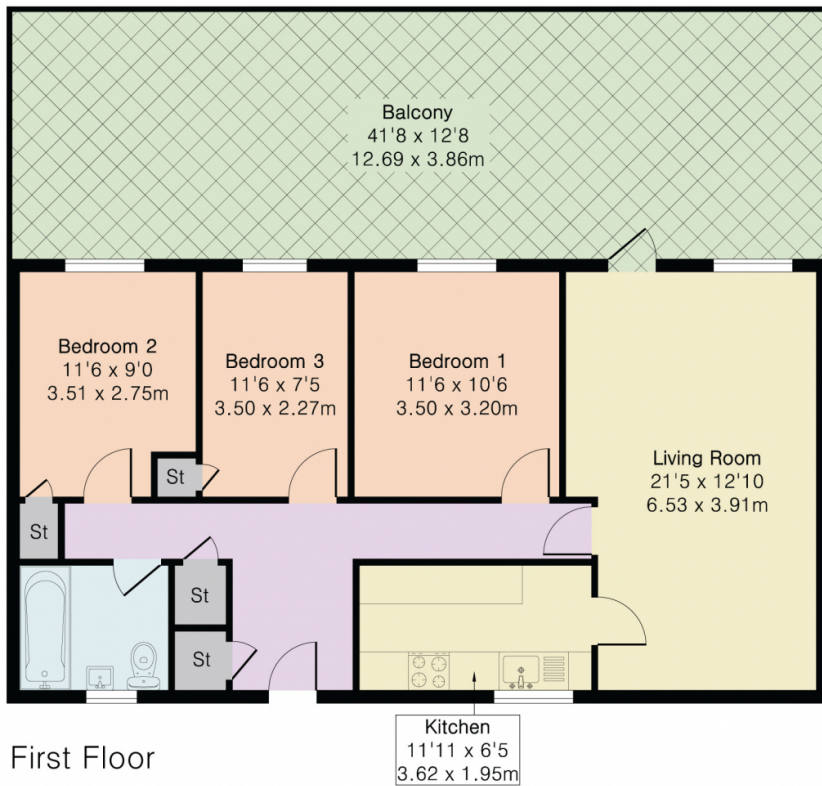
Full gas central heating

Long Lease

Chain Free

Ideal for the buy-to-let landlord as it can offer high rental yields

Approximate Gross Internal Area 874 sq ft - 81 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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Address: London, N18

