



# Castles

OFFERS IN EXCESS OF

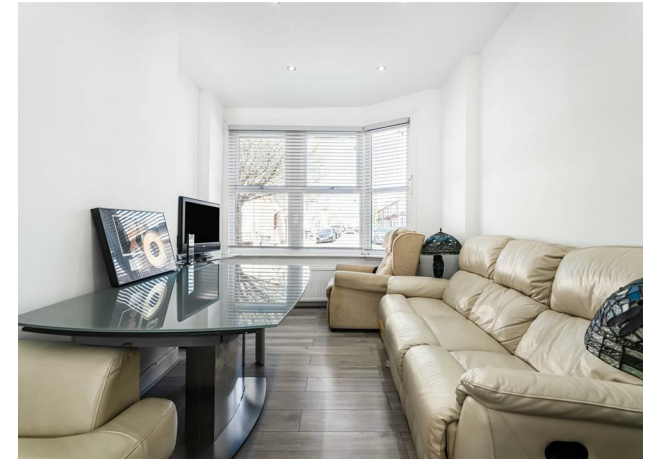
**£419,950**

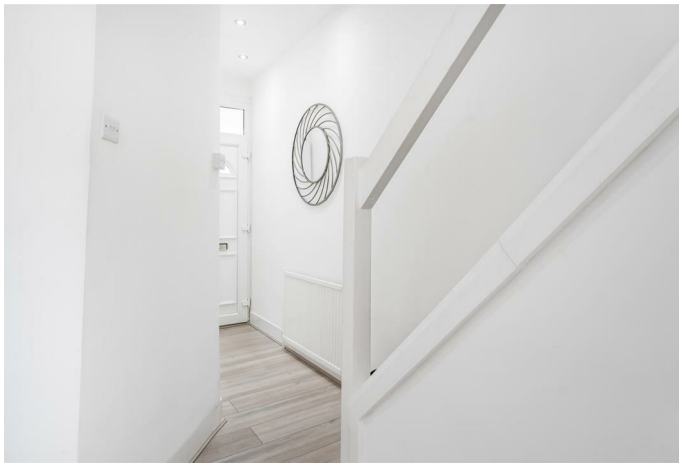
**Sunnyside Road South**

London, N9 9ST

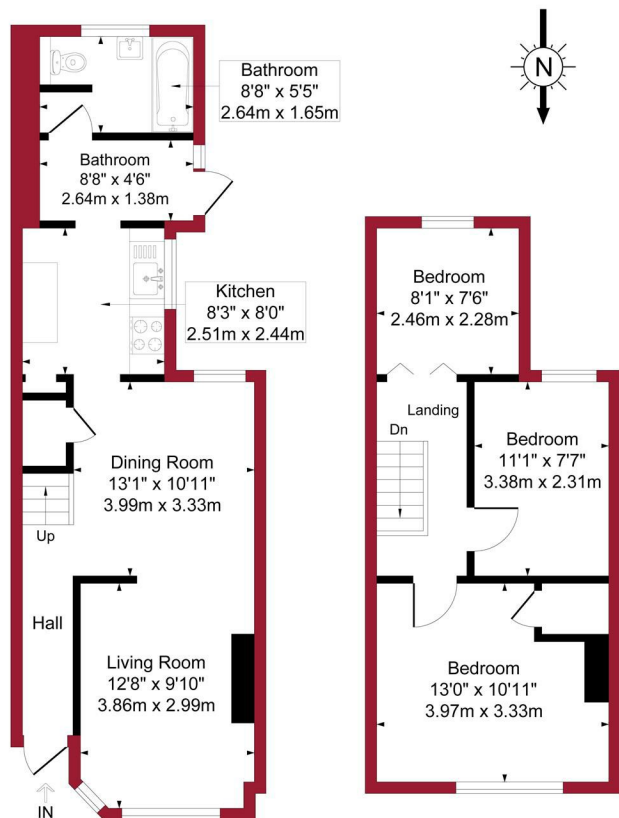
## PROPERTY SUMMARY

A Three bedroom extended Victorian Terraced property situated within 1/2 mile of Edmonton Green with it's shops and Transport links. The property comprises of Reception one, Dining room kitchen and bathroom to ground floor with a further three bedrooms to first floor. It also has features to include, rear garden, gas central heating, double glazing and is offered for sale on a chain free basis.





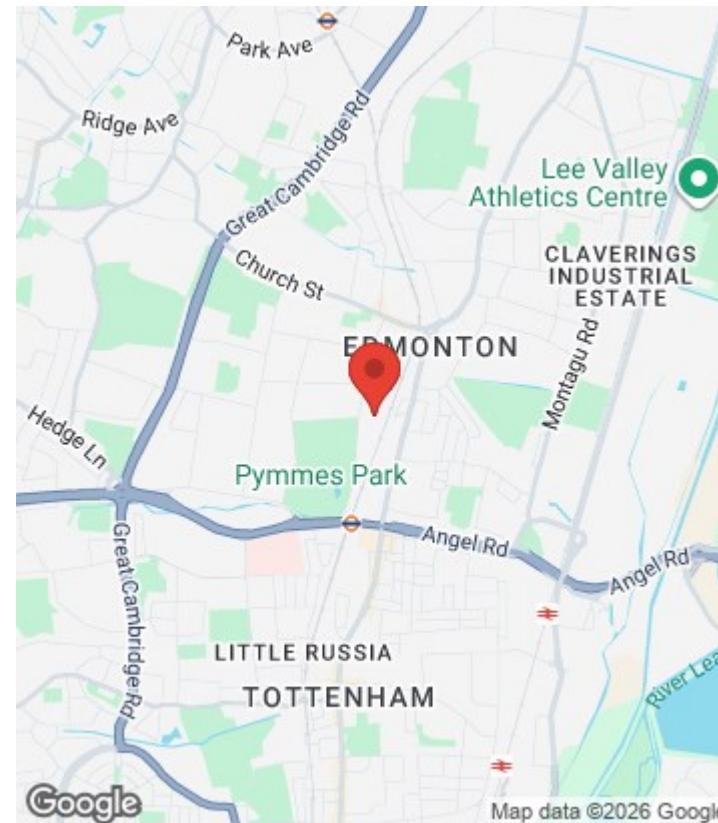
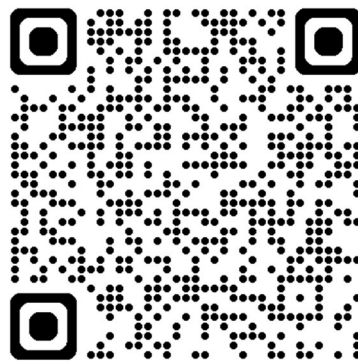
Sunnyside Road South, London, N9 Approximate Gross Internal Area = 835 sq ft / 77.6 sq m



Ground Floor  
Gross Internal  
Floor Area 471 sq ft / 43.8 sq m

First Floor  
Gross Internal  
Floor Area 364 sq ft / 33.8 sq m

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



House  
Freehold  
**Council:** Enfield  
**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			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	