





Greengate Residential is delighted to offer for sale this extended two bedroom mid terrace house that is being offered for sale for the first time in over 30 years. This property boasts two bedrooms, a reception room and separate dining room, fitted kitchen and large rear conservatory.

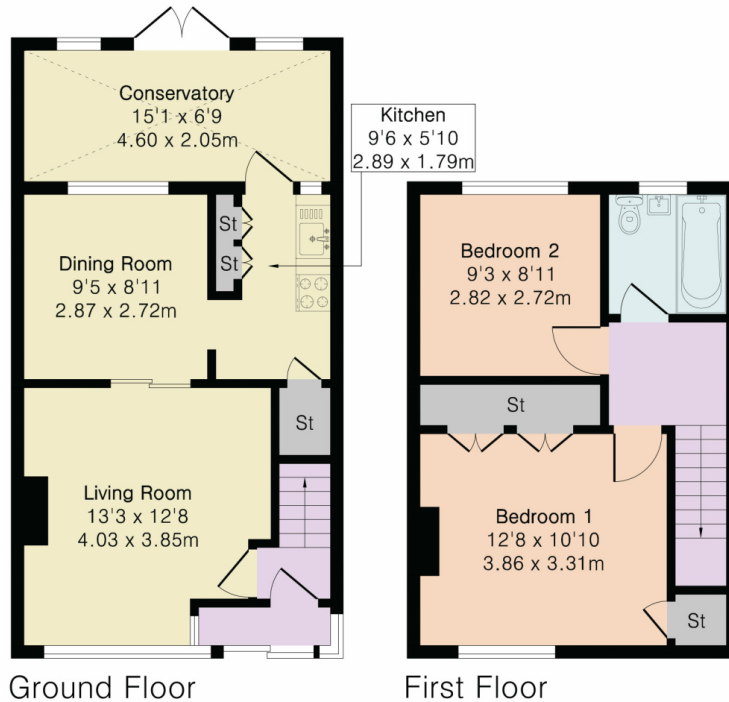
Furthermore the property offers a beautifully maintained garden, off street parking, gas central heating and double glazing throughout. The property is conveniently located for access to local shopping an transport facilities , multiple local schools and is within 0.7 miles from Meridian Water Station.

Available Now

Approximate Gross Internal Area 842 sq ft - 79 sq m

Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 363 sq ft – 34 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Edmonton, N18 2SD

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

