



Castles

OFFERS IN EXCESS OF

£459,950

Gloucester Road

Edmonton, N18 1HL

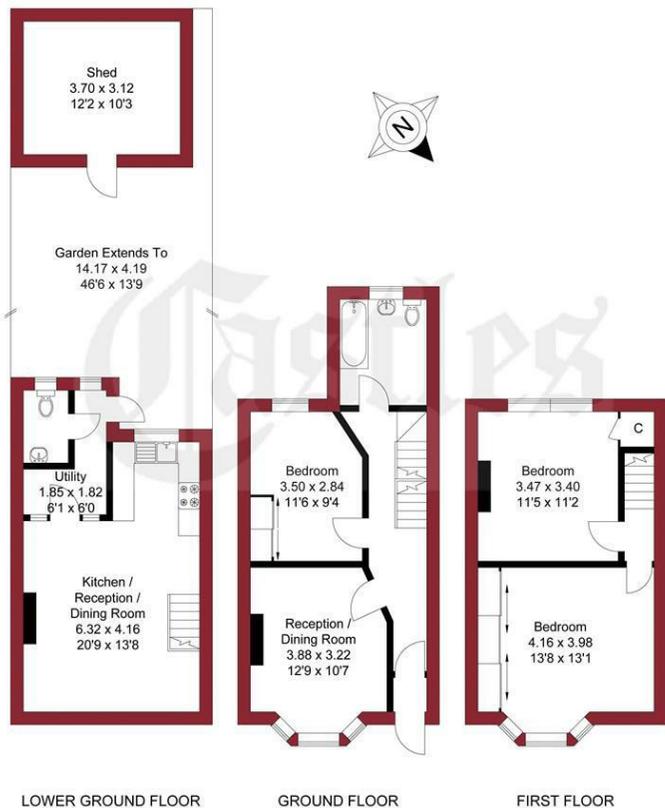
## PROPERTY SUMMARY

A well presented 3/4 bedroom property situated within 1/2 mile of A406, Silver Street BR Station and North Middlesex Hospital. The property comprises of Reception, utility WC and kitchen to lower ground floor, reception, Bedroom and bathroom to ground floor with a further two bedrooms to first floor. It also has features to include, 45ft rear garden, double glazing and gas central heating.



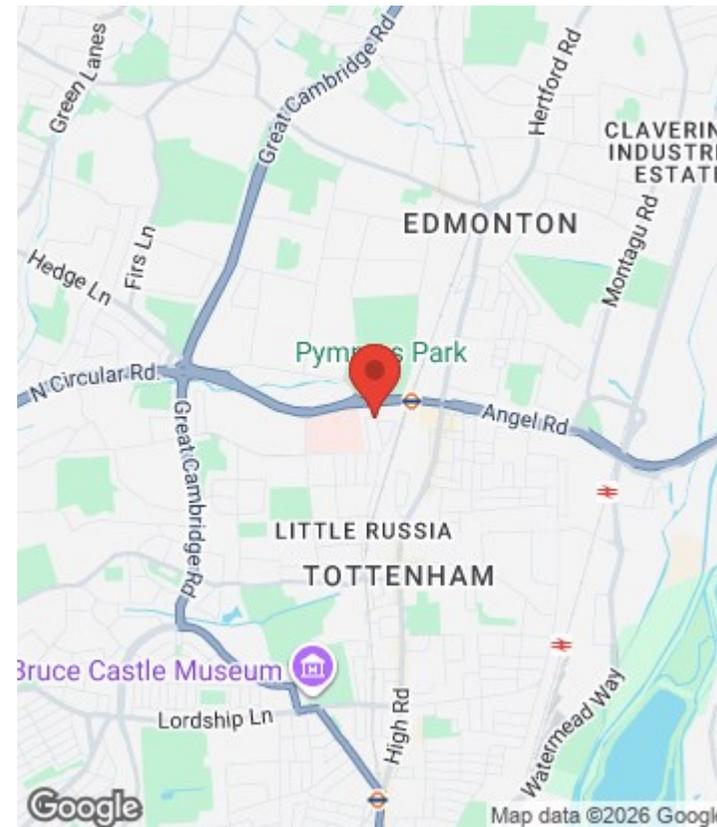


APPROXIMATE GROSS INTERNAL AREA  
 94.10 sqm / 1012.88 sqft (Excluding Shed)  
 105.64 sqm / 1137.09 sqft (Including Shed)



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 - Terraced

Freehold

**Council:** Stuart & Co Solicitors

**Council Tax Band:** D

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	(85-91) B		
(82-84) C	(69-78) D		
(55-68) E	(45-54) F		
(1-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	