

# Andrew Stevens

Estate & Letting Agents



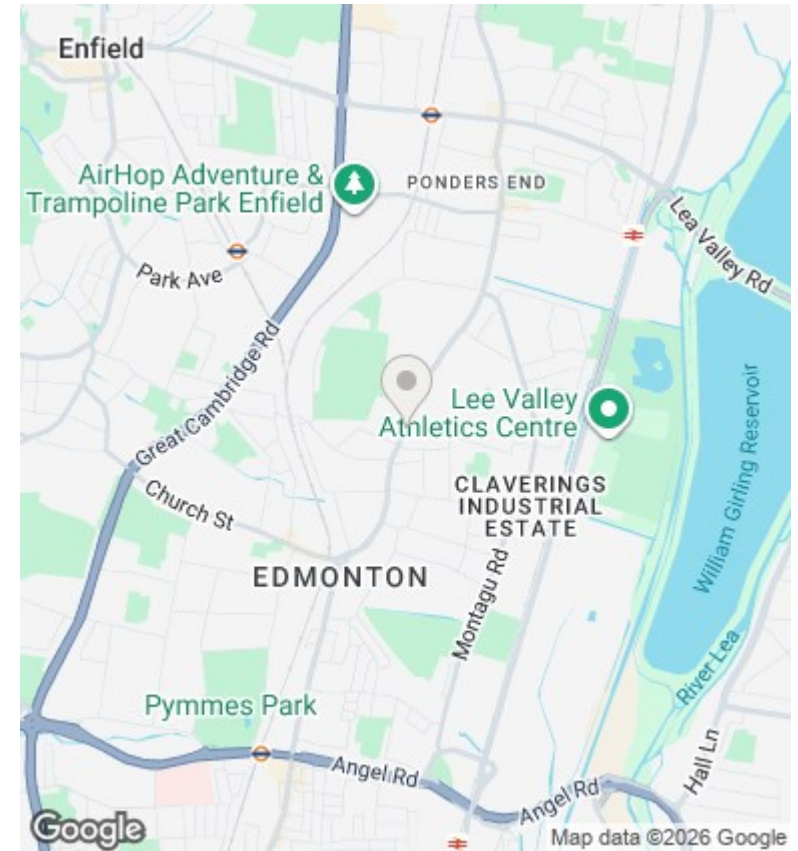
294 Hertford Road, Edmonton, London, N9 7HD

£424,995

- Ideal investment opportunity
- Spacious Bedrooms
- Gas Central Heating
- Doubled Glazed Windows Throughout
- Front and Rear Gardens
- Close Proximity to Edmonton Green Station

62-64 Bounces Road, Edmonton, N9 8JS  
020 8363 8888

info@andrew-stevens.co.uk  
www.andrew-stevens.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 020 8363 8888 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	