

Castles

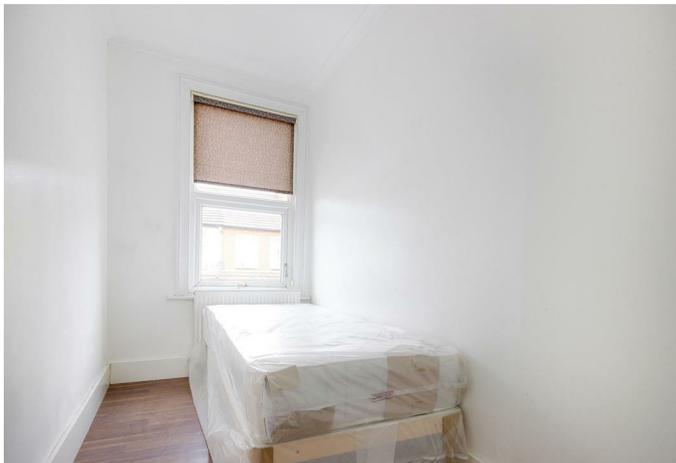


OFFERS IN EXCESS OF  
**£250,000**  
**Argyle Road**  
Edmonton, N18 2PW

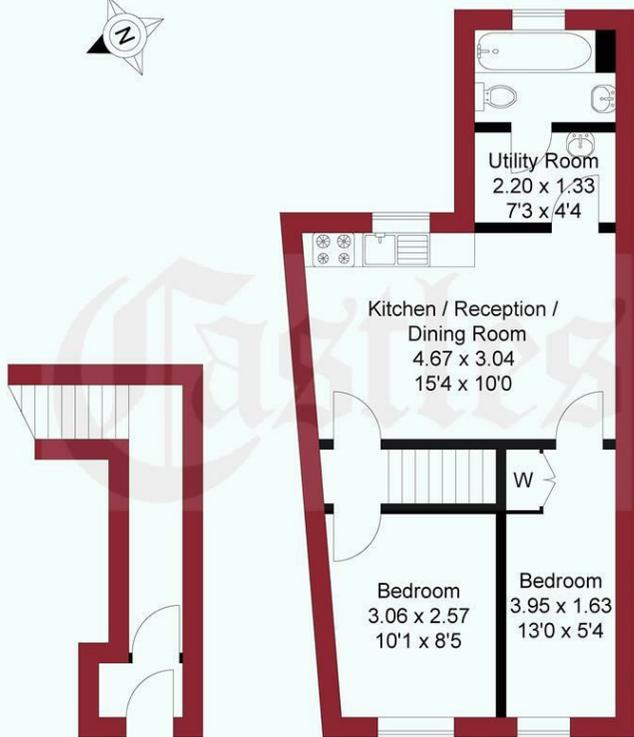
## PROPERTY SUMMARY

A two bedroom first floor conversion situated within 1/2 mile of Fore Street with its shops and transport links. The property comes with a share of Freehold and Brand new lease to be produced along side the sale. It is also available on a chain free basis.





APPROXIMATE GROSS INTERNAL AREA  
42.92 sqm / 461.98 sqft

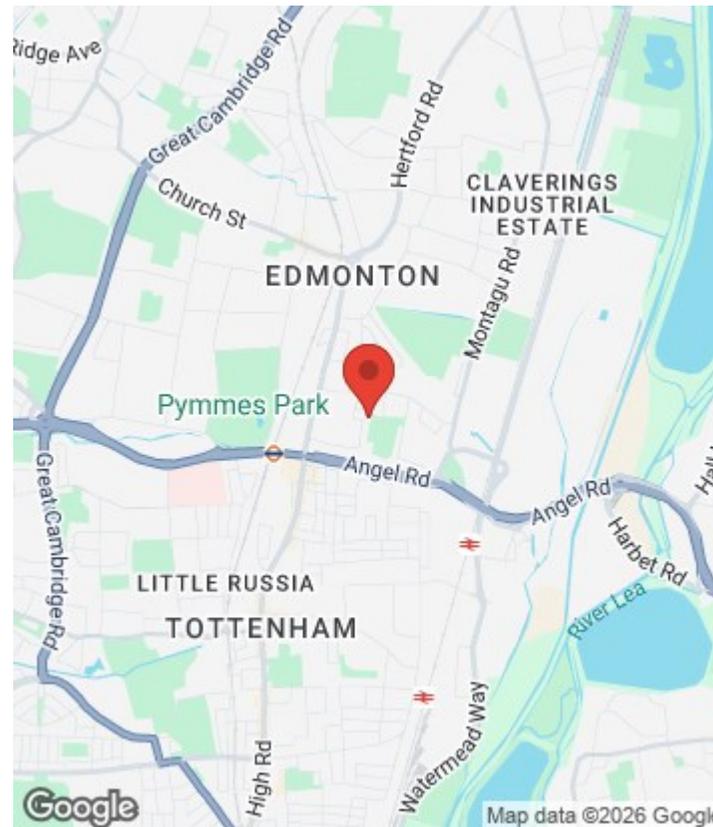


GROUND FLOOR  
ENTRANCE

FIRST FLOOR

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



Flat - First Floor

Share of Freehold

**Council:**

**Council Tax Band: B**

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	