



# Castles

OFFERS IN EXCESS OF

**£194,950**

**83 Tramway Avenue**

Edmonton, N9 8PQ

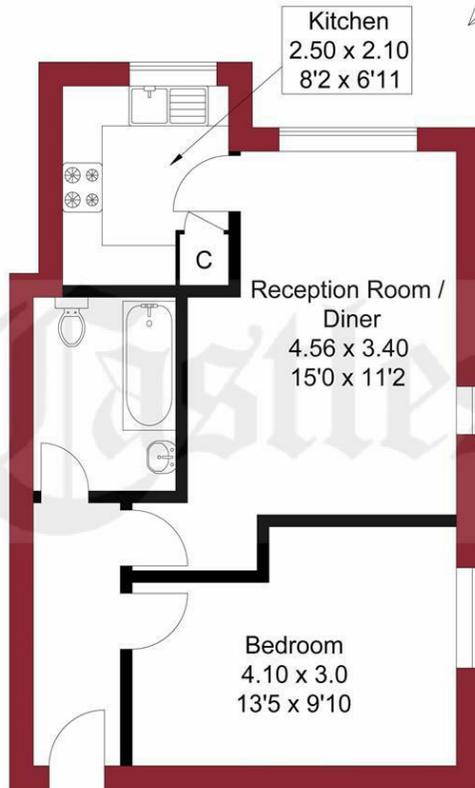
## PROPERTY SUMMARY

Castles are delighted to present this Top Floor purpose built Flat which benefits from a Spacious Reception/Living Room, One Bedroom (Double) with Fitted Wardrobes, 3 Piece Bathroom Suite, Modern Fitted Kitchen, Electrical Heating. Additional Storage available via Loft Space, Entryphone System and Residents Allocated Parking (Permit Holders). We feel that this property could be a great opportunity for an Investor or an ideal purchase for a First Time Buyer.





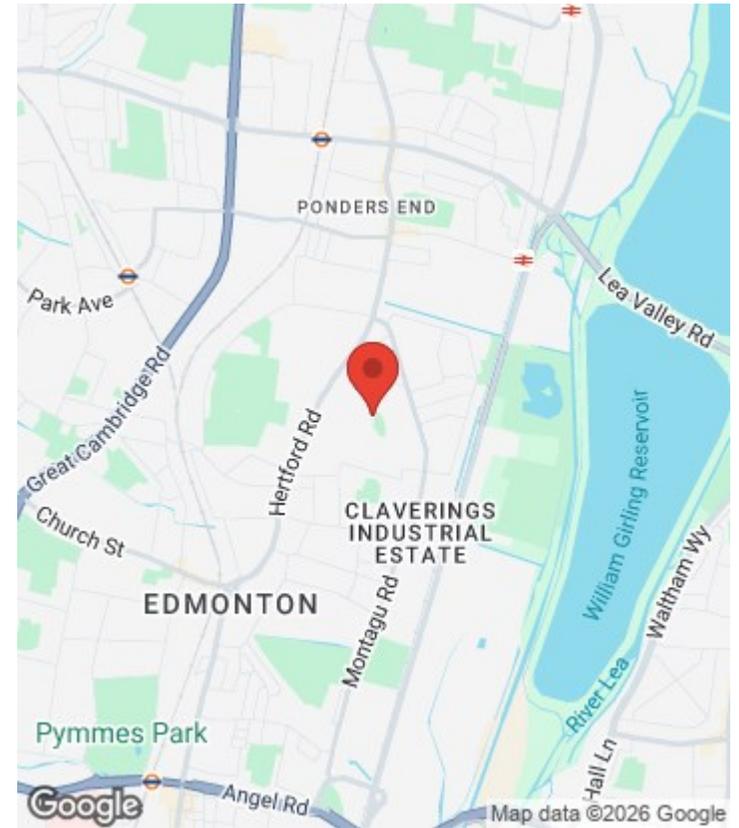
APPROXIMATE GROSS INTERNAL AREA  
42.29 sqm / 455.20 sqft



SECOND 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 - Second Floor

Leasehold

**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		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	