



Castles

OFFERS IN EXCESS OF

£394,950

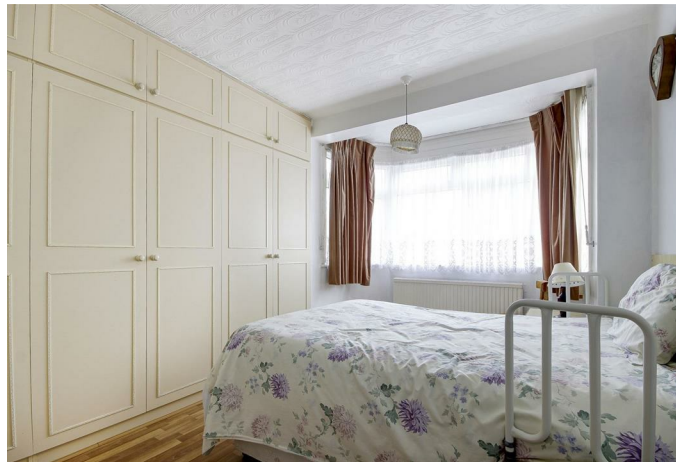
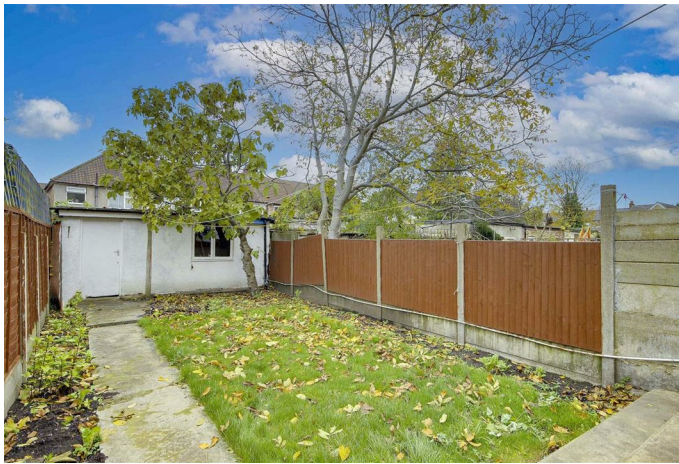
St Alphege Road

Edmonton, N9 8BU

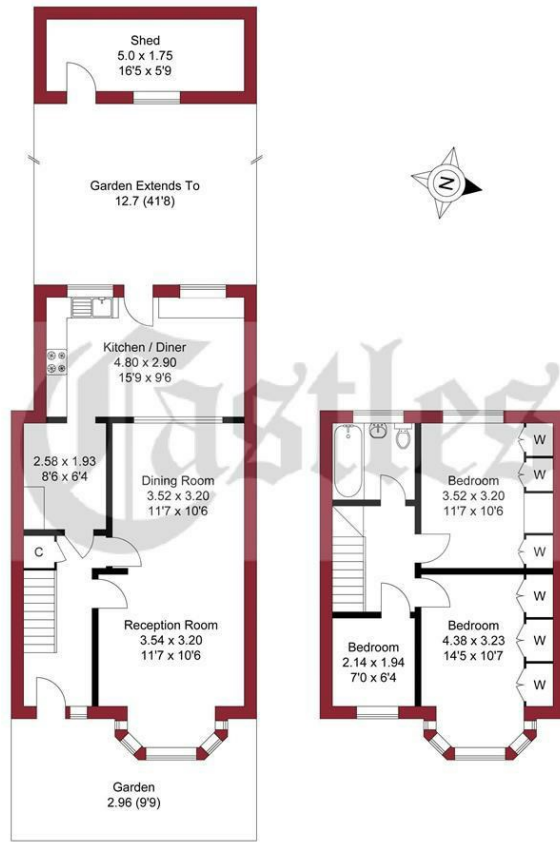
PROPERTY SUMMARY

A three bedroom 1930's extended property situated on this popular turning off the Hertford Road N9. The property has features to include, gas central heating, double glazing and is offered for sale on a chain free basis.





APPROXIMATE GROSS INTERNAL AREA
 92.10 sqm / 991.35 sqft (Excluding Shed)
 100.85 sqm / 1085.54 sqft (Including Shed)

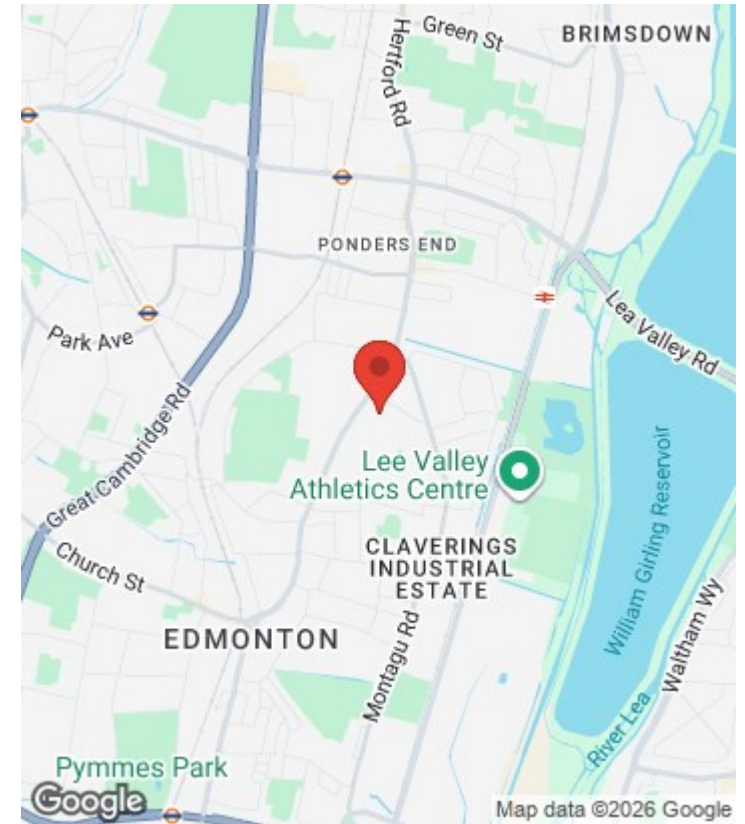


GROUND FLOOR

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



House - Terraced

Freehold

Council:

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			
102-91kWh/m²	A		
91-81kWh/m²	B		
80-69kWh/m²	C		
55-48kWh/m²	D		
39-34kWh/m²	E		
21-38kWh/m²	F		
1-20kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	