

Castles



OFFERS IN EXCESS OF

£375,000

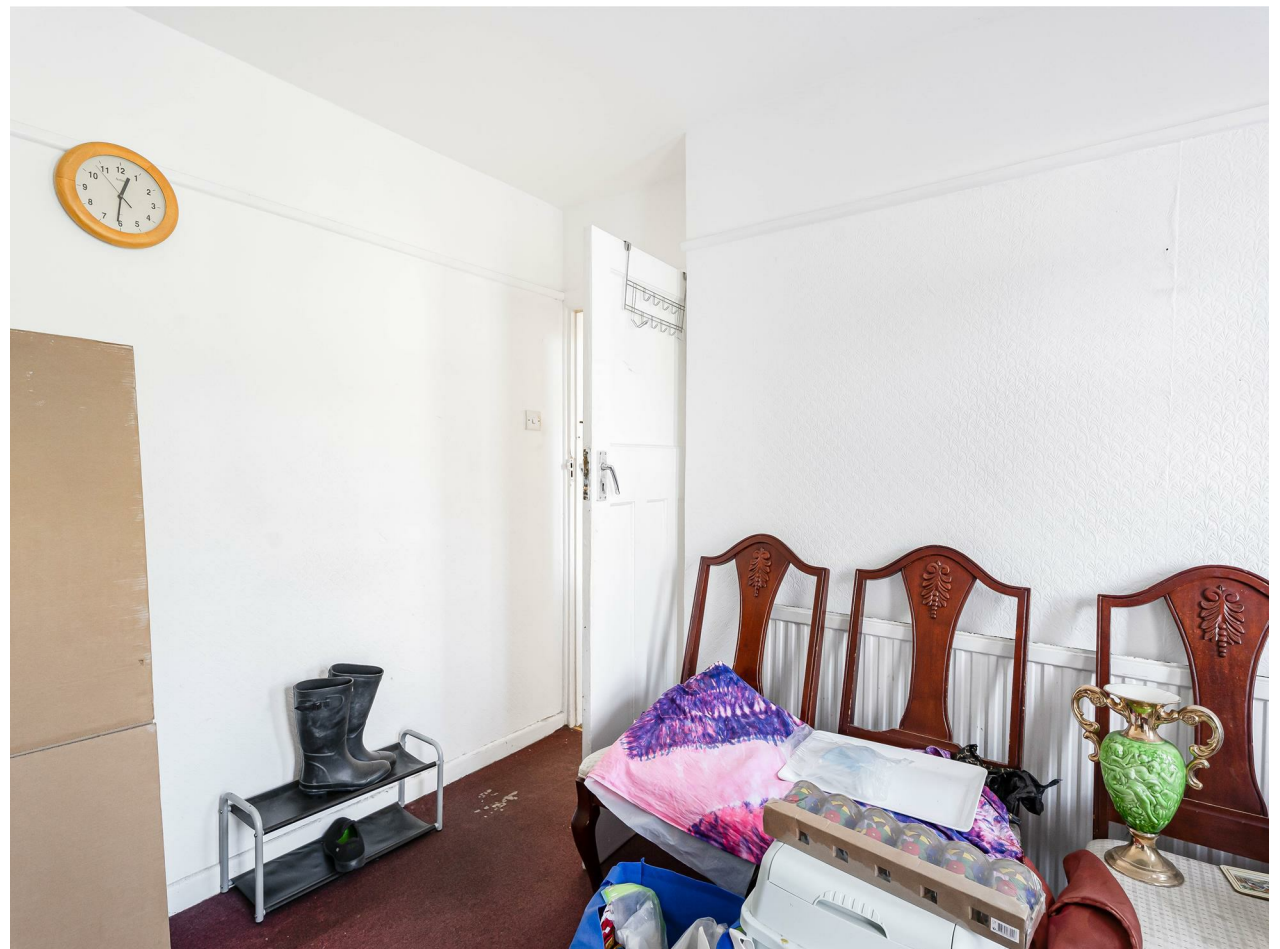
Wellstead Avenue

London, N9 8QA

WELLSFEAD AVENUE N.9

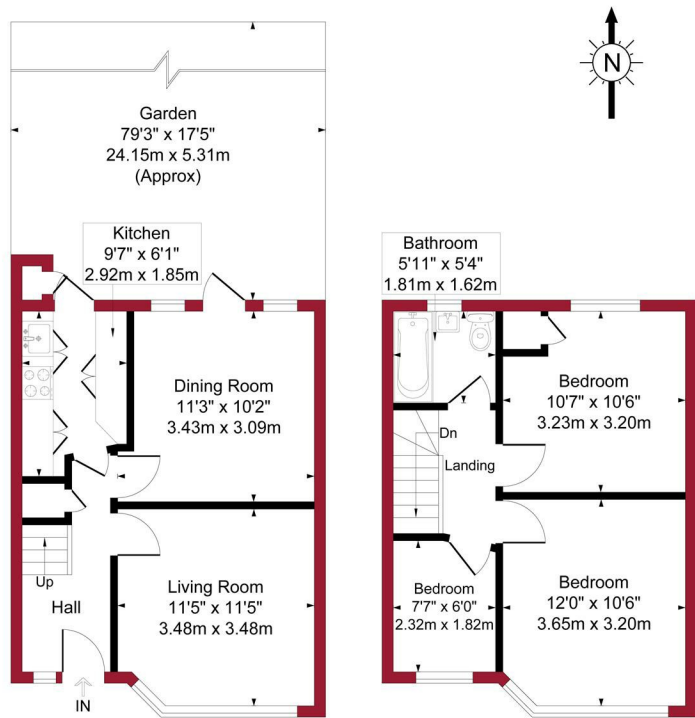
PROPERTY SUMMARY

A Three bedroom 1930's Terraced property situated on the Nightingale Estate N9. The property consists of Two Receptions and kitchen to ground floor with a further three bedrooms and bathroom to first floor. It also has features to include; 79ft rear garden, gas central heating, double glazing and is offered for sale on a chain free basis.





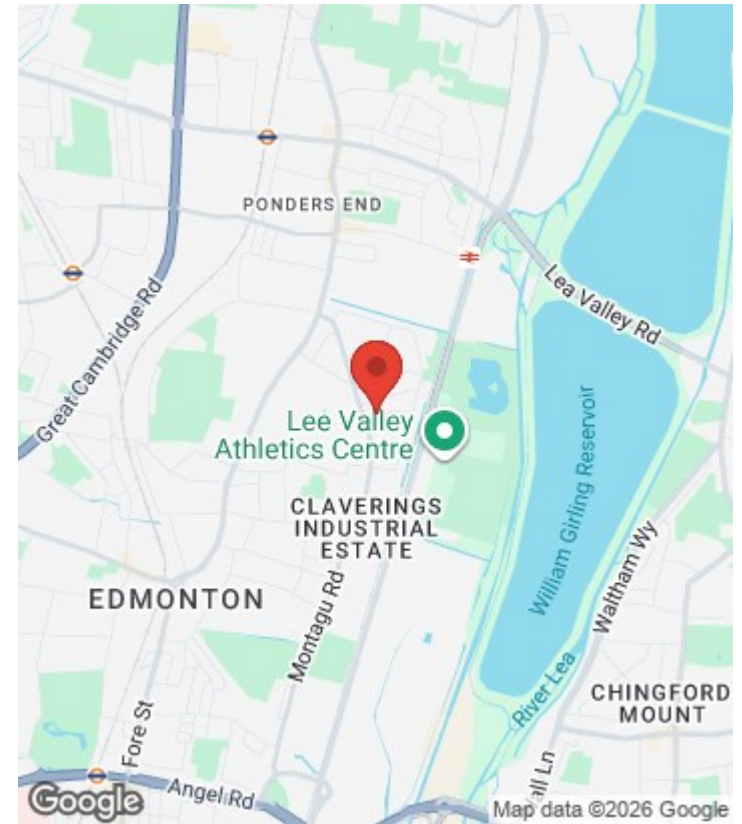
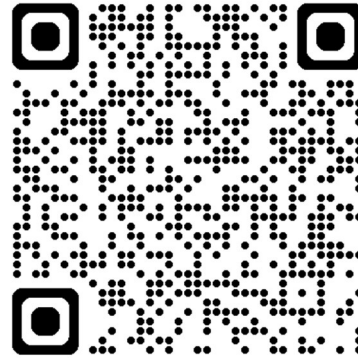
Wellstead Avenue, London, N9 Approximate Gross Internal Area = 748 sq ft / 69.4 sq m



Ground Floor
Gross Internal
Floor Area 374 sq ft / 34.7 sq m

First Floor
Gross Internal
Floor Area 374 sq ft / 34.7 sq m

For a guide to the area please scan this code for more information



House
Freehold
Council: Enfield
Council Tax Band: C

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 (91-101)	A		
61 (41-60)	B		88
48 (21-40)	C	73	
35 (11-40)	D		
21 (1-34)	E		
9 (1-10)	F		
1 (1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	