



OFFERS IN EXCESS OF  
**£275,000 Leasehold**  
**36 Galahad Road**  
Edmonton, N9 9WJ



## PROPERTY SUMMARY

A large Two bedroom first floor purpose built flat, situated within 1/2 mile of Edmonton Green with it's shops and Transport links. The property comprises of Two large double bedrooms, large bathroom, Reception and kitchen, it also comes with 113 year lease, gas central heating, balcony, allocated parking space.

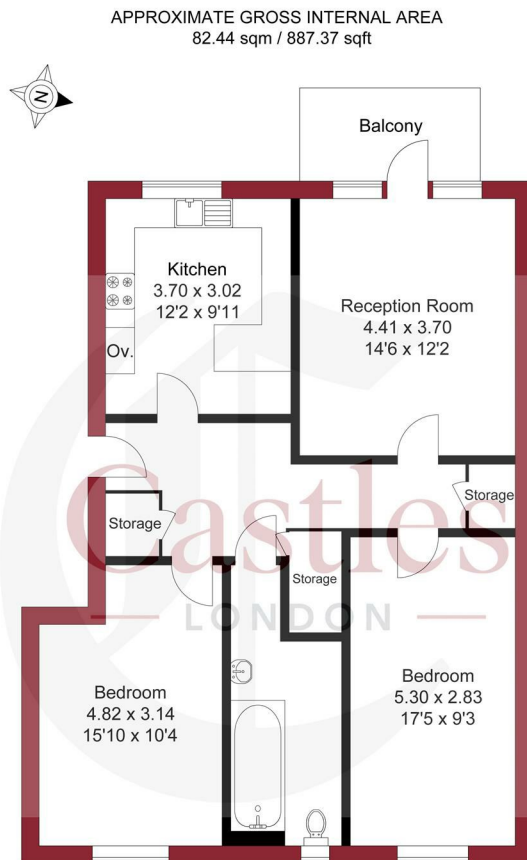
View early to avoid disappointment.

113 year lease

Service Charge and Ground rent: £240.00 PCM



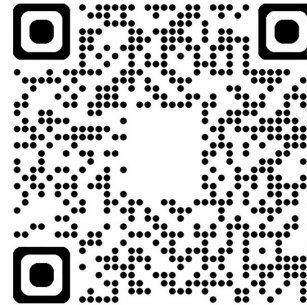




### FIRST FLOOR FLAT

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

Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

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 |  |                         |                                                                                       |
| (92-101) <b>A</b>                           |  |                         |                                                                                       |
| (81-91) <b>B</b>                            |  |                         |                                                                                       |
| (69-80) <b>C</b>                            |  | 80                      | 82                                                                                    |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |