



North Avenue, London, N18 2PS

Offers Over £415,000

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Cole Harding is thrilled to present this charming Two Bedroom Terraced House in Upper Edmonton N18 with a large summer house in the . This 1900's Victorian home features two reception, modern kitchen, private rear garden, down stairs bathroom and upstairs W/C, two double bedrooms and loft space ready to be extended with plan permission included in the sale.

The property is sold on a chain free basis, freehold and has potential to be improved and extended into the loft.

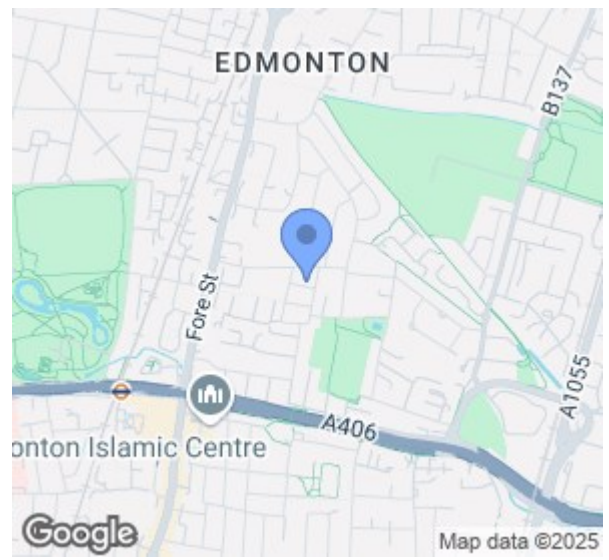
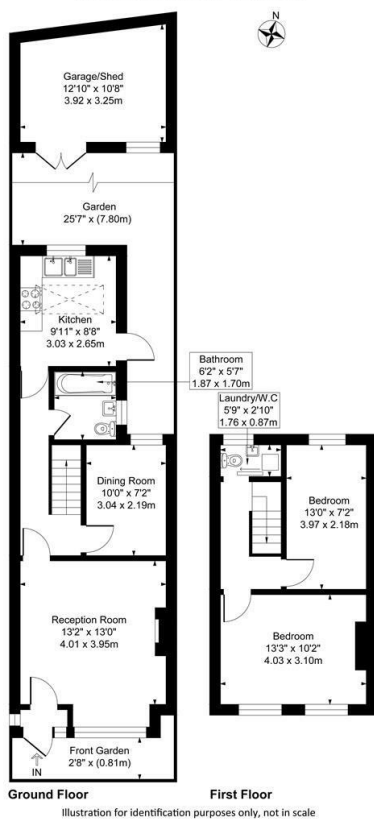
Close to schools, train stations, parks and local amenities.

- Two Bedroom Victorian terrace house
- Two Reception rooms
- Fitted Kitchen
- Private rear garden
- Summer house
- Two good size bedrooms
- Bathroom
- W/C
- Close to Silver Street
- Chain free

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 85.2 sq m / 917 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		58
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.