

Lanes

ESTATE AGENTS

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1 Wellington Avenue, London, N9 0RN

Offers In Excess Of £400,000

Lanes Enfield are delighted to welcome to the market this property on Wellington Avenue in London, this two double bedroom end of terrace house offers a spacious reception room, ideal for both relaxation and entertaining guests. The first floor is home to a well-appointed bathroom, providing easy access for residents and visitors alike.

One of the standout features of this home is its prime location. It is within walking distance to the bustling Edmonton Green Shopping Centre, where you can find a variety of shops, cafes, and essential services. Additionally, excellent transport facilities are nearby, making commuting to central London and beyond a breeze.

This property is perfect for first-time buyers or those looking to invest, offering a comfortable living space in a vibrant community. With its convenient amenities, this end of terrace house is a wonderful opportunity for anyone seeking a home in this sought-after area of London. Don't miss the chance to make this property your own.



Lounge
22'9" x 13'7" (6.93m x 4.14m)

Kitchen
11'3" x 7'8" (3.43m x 2.34m)

First Floor Landing

Bedroom One
13'7" x 10'2" (4.14m x 3.10m)

Bedroom Two
10'7" x 8'4" (3.23m x 2.54m)

Bathroom
11'3" x 7'9" (3.43m x 2.36m)

Front Garden

Rear Garden

Lanes Estate Agents Enfield Reference Number
ET5321/AX/AX/AX/110326

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		56
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

