



Wellington Avenue, London, N9
Offers In Excess Of £399,995 Freehold

Anthony Webb
ESTATE AGENTS

Wellington Avenue, London, N9

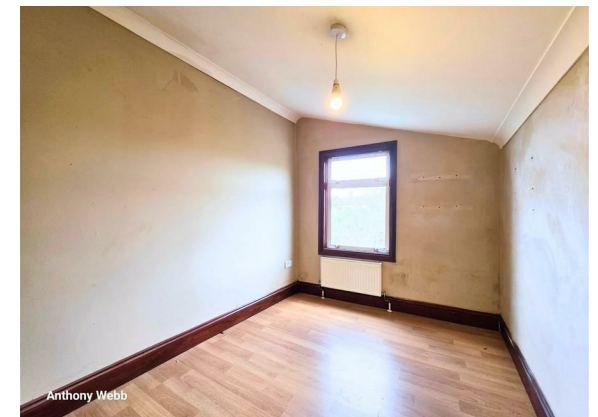
An extended chain free Victorian terrace house offering three double bedrooms, a loft room, a kitchen/diner, spacious through lounge, ground floor bathroom, outbuilding/workshop and front and rear gardens.

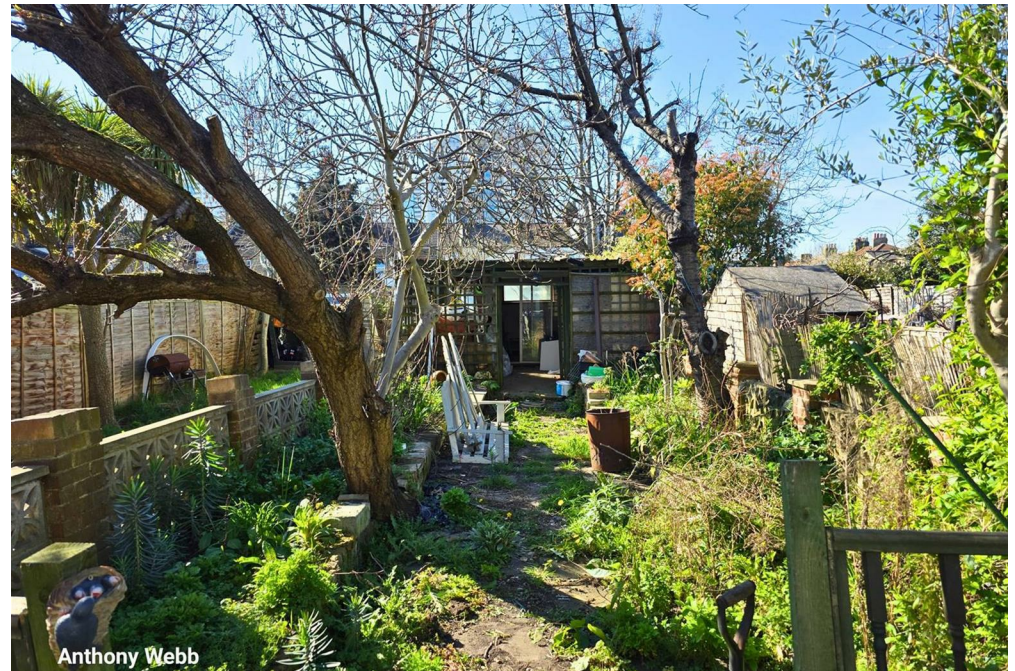
The property requires updating throughout and offers great potential to create a wonderful family home.

Wellington Avenue is a quiet residential turning off Town Road and is conveniently located for Edmonton Green's wealth of shops, restaurants, bus routes and mainline station into London Liverpool Street.

Council Tax Band C

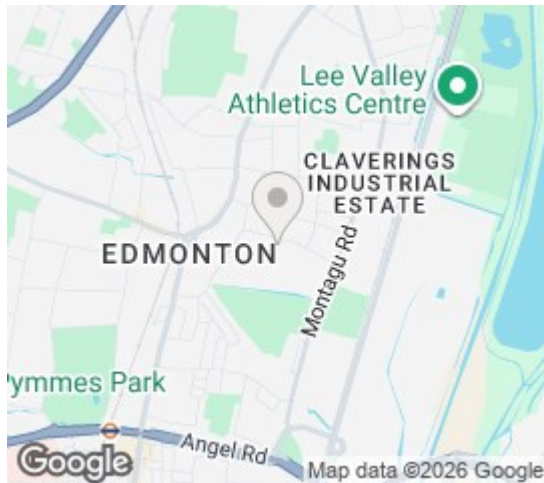
- Three double bedrooms+loft room
- Victorian terrace
- Spacious reception
- Extended kitchen/diner
- Ground floor bath/shower room
- Gas central heating/double glazing
- Large out building/workshop to rear
- Front and rear gardens





Wellington Avenue London N9 0RN

Tenure: Freehold
Gross Internal Area: sq ft



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			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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