



Warwick Road, Edmonton, London, N18
£450,000 Freehold

Anthony Webb
ESTATE AGENTS

Warwick Road, Edmonton, London, N18

A chain free stunning two double bedroom Victorian double bayed period house offering bright and airy living accommodation which has been lovingly renovated by the current owners. Features include an open plan living/dining space, modern kitchen, fabulous bath/shower room and well maintained front and rear gardens.

Warwick Road is a popular residential turning located off Silver Street within easy walking distance of local shops, bus routes, Pymmes Park and Silver Street mainline station into Liverpool Street. There are several good schools within half a mile including Haselbury Primary and the Aylward Academy.

Tiled front garden with metal storage unit leading to original style front door • Open plan living/dining space with bay window, working feature fireplace and wood floors • A fitted modern kitchen with tiled floor and door to side return/garden • Potential to extend the rear of the property subject to usual consents • Landing with original staircase, wood floor and access to loft space with potential to convert subject to usual consents • Spacious first floor bath/shower room with tiled floor • Beautiful main bedroom with feature fireplace, bay window and fitted wardrobes • Double glazing • Gas central heating • Well maintained rear garden measuring 41ft x 15ft.

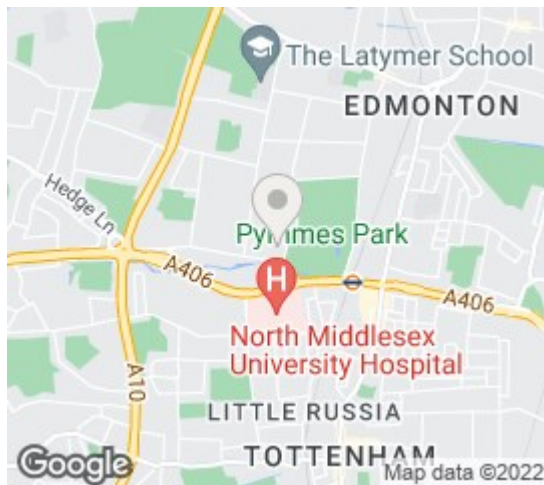
- Two double bedrooms
- Victorian terrace house
- Open plan living/dining space
- Modern kitchen
- Spacious modern bath/shower room
- Double glazing/gas central heating
- Chain free
- Front and rear gardens





Warwick Road Edmonton London N18 1RR

Tenure: Freehold
Gross Internal Area: 872.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS