

TO LET

- 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
Offers In Excess Of £399,995

Anthony Webb
ESTATE AGENTS

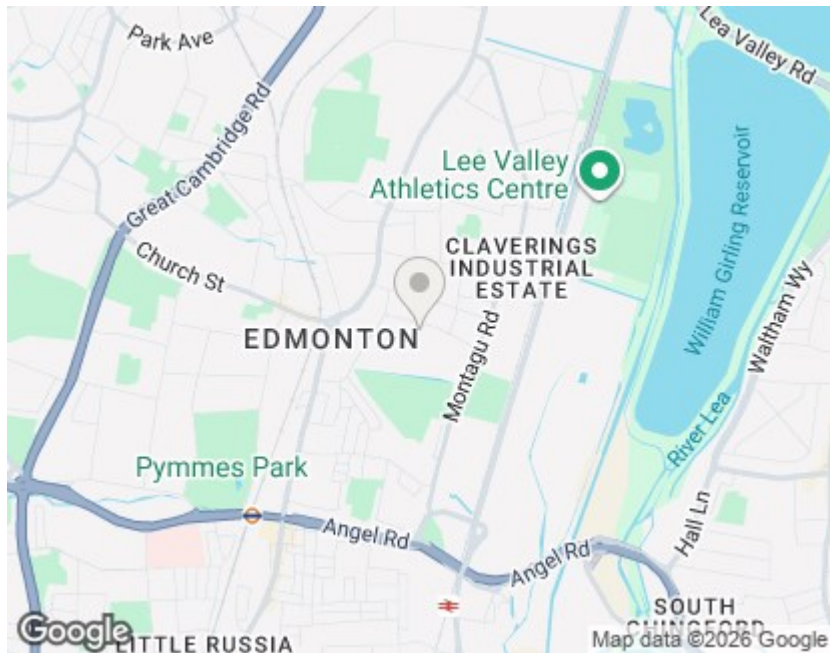
Wellington Avenue, London, N9

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.

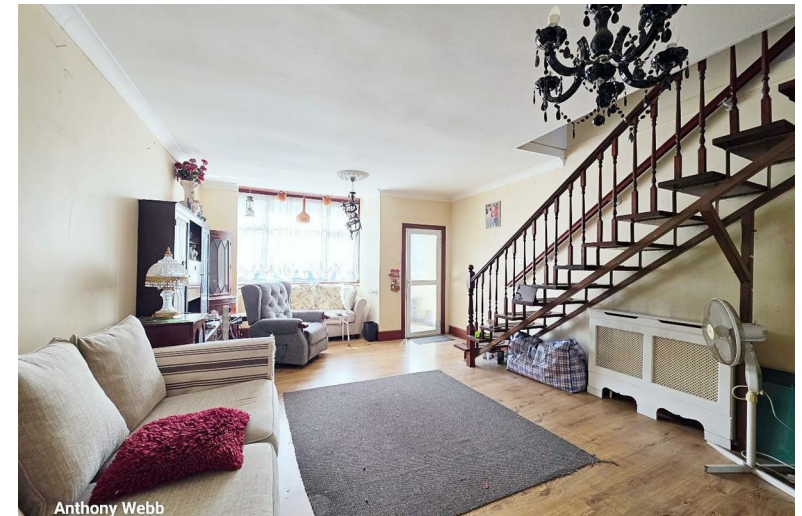
The property requires updating throughout and offers great potential to create a wonderful family home.

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



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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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