



Hawthorn Road, Edmonton, London, N18
Chain Free £350,000 Freehold

Anthony Webb
ESTATE AGENTS

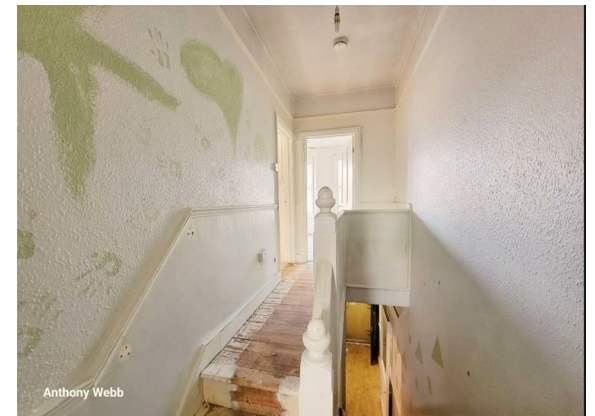
Hawthorn Road, Edmonton, London, N18

Cash buyers wanted for two bedroom end of terrace Victorian house requiring full modernisation. Located within easy walking distance of Fore Street's shops, restaurants, bus routes, Silver Street mainline station and the North Middlesex Hospital. The A406 and A10 also provide excellent road links into London and beyond.

The property consists of two interconnecting reception rooms, a kitchen with door to garden, spacious first floor shower room, two good size bedrooms, gas central heating, front and rear gardens.

Enfield Council Tax Band C

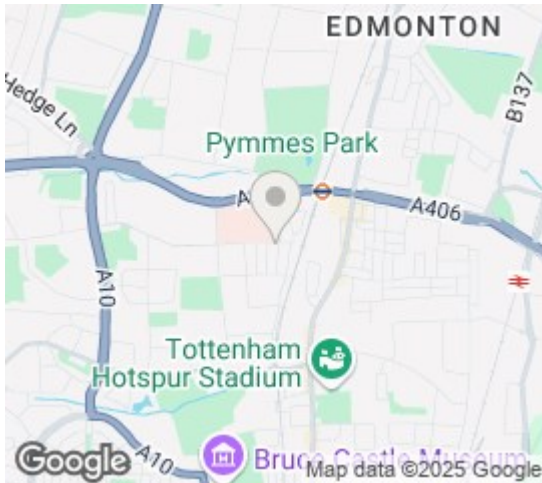
- Two bedrooms
- Victorian House
- End of terrace
- Two interconnecting receptions
- Kitchen
- First floor shower room
- Gas central heating
- Front and rear gardens





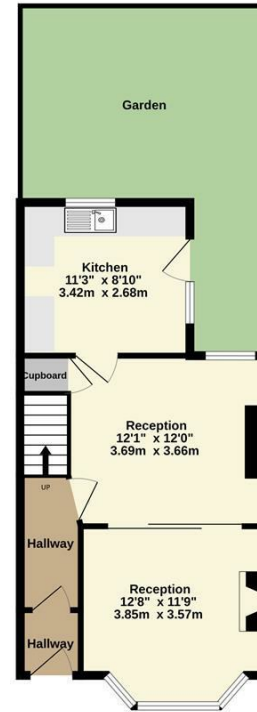
Hawthorn Road Edmonton London N18 1EZ

Tenure: Freehold
Gross Internal Area: 926.00 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			
(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	

Ground floor
463 sq.ft. (43.0 sq.m.) approx.



1st floor
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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