



Wakefield Street, Edmonton, London, N18
Chain Free £325,000 Freehold

Anthony Webb
ESTATE AGENTS

Wakefield Street, Edmonton, London, N18

CASH BUYERS required for this CHAIN FREE two bedroom Victorian terrace house requiring FULL MODERNISATION.

Wakefield Street is conveniently located a few minutes walk to Fore Streets shops, restaurants, bus routes and Silver Street mainline station. Edmonton Green shopping center/transport hub is also a short bus ride away.

Council Ta Band C

- Two double bedrooms
- Victorian terrace house
- Two receptions
- Kitchen
- First floor bathroom
- CHAIN FREE
- Front and rear gardens
- Close to shops/station





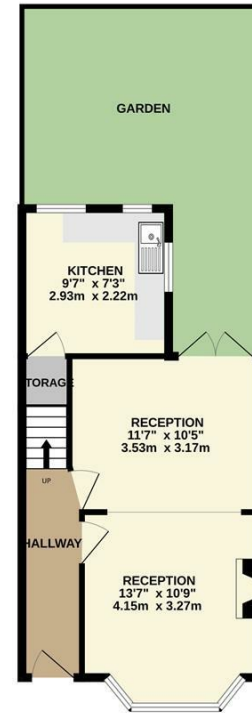
Wakefield Street Edmonton London N18 2AF

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			
(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
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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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