



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





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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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