



Queensland Avenue, Edmonton, London, N18
Chain Free £465,000 Freehold

Anthony Webb
ESTATE AGENTS

Queensland Avenue, Edmonton, London, N18

Chain free three bedroom 1930s built mid terrace house requiring some updating on the Edmonton/Palmers Green borders with a through lounge, first floor bathroom and front/rear gardens.

Queensland Avenue is located between Empire Avenue and Canada Avenue and has many local shops, bus routes and several stations within a mile including Silver Street and White Hart Lane. The property has excellent transport links into London via the A406 and A10 and is within easy walking distance to the North Middlesex Hospital.

Council tax band D • Through lounge with fireplace, wood floor and doors to garden • Fitted kitchen • First floor landing with access to loft (potential to convert) • Two double bedrooms with fitted wardrobes • Single bedroom • Bathroom and separate w.c • Mostly double glazed • Gas central heating • Front garden • Rear garden measuring 45ft x 18ft with timber shed and rear access.

- Three bedrooms
- 1930s terrace house
- Through Lounge
- Kitchen
- Bathroom and separate w.c
- Double glazing/gas central heating
- Loft space
- Front and rear gardens





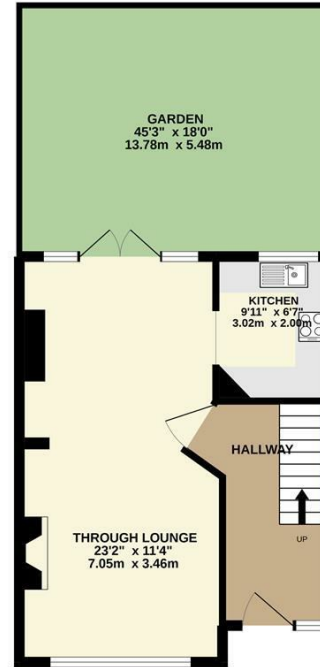
Queensland Avenue Edmonton London N18 1AT

Tenure: Freehold
Gross Internal Area: 766.00 sq ft

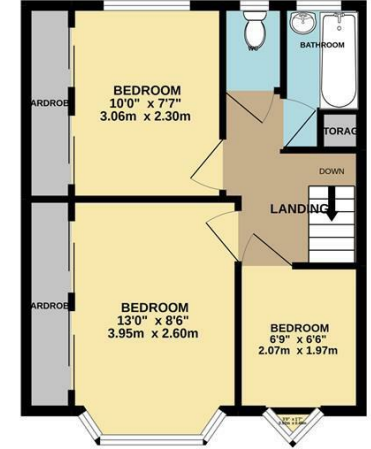


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
Made with Mempro 10/2022

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