



Sheldon, Edmonton, London, N18  
£425,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Sheldon, Edmonton, London, N18

A CHAIN FREE two double bedroom Victorian end of terrace house offering a spacious open plan living/dining space, a fitted kitchen, rear and side lean to, a first floor bath/shower room, off street parking and rear garden.

Sheldon 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 Hazelbury Primary and the Aylward Academy.

Open plan living/dining space with bay window and laminate floor • Fitted kitchen with door to lean to • Further side lean to with shower room • Landing with access to loft space • Spacious first floor bath/shower room • Bedrooms with laminate floors • Gas central heating • Off street parking to front • Rear garden measuring 39ft x 18ft.

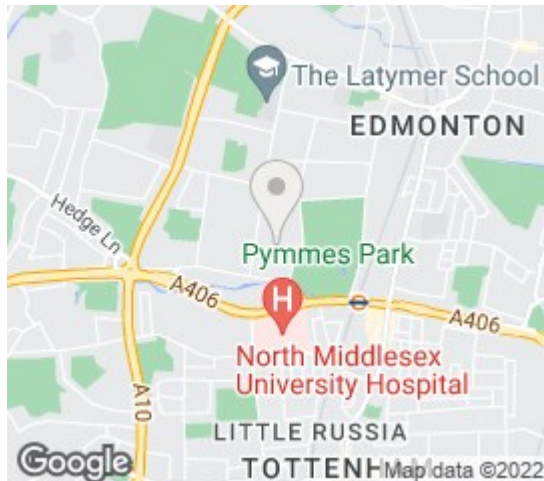
- Victorian end of terrace house
- Two double bedrooms
- Through Lounge
- Fitted kitchen
- Lean to to rear and side
- Chain free
- Off street parking
- Rear garden





# Sheldon Edmonton London N18 1RQ

Tenure: Freehold  
Gross Internal Area: 964.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 964 sq.ft. (89.6 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 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.  
Made with Metropix ©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

