



Pasteur Gardens, Edmonton, London, N18  
Chain Free £475,000 Freehold

**Anthony Webb**  
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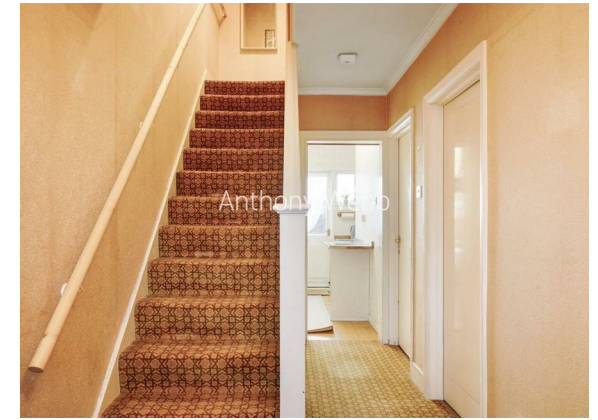
# Pasteur Gardens, Edmonton, London, N18

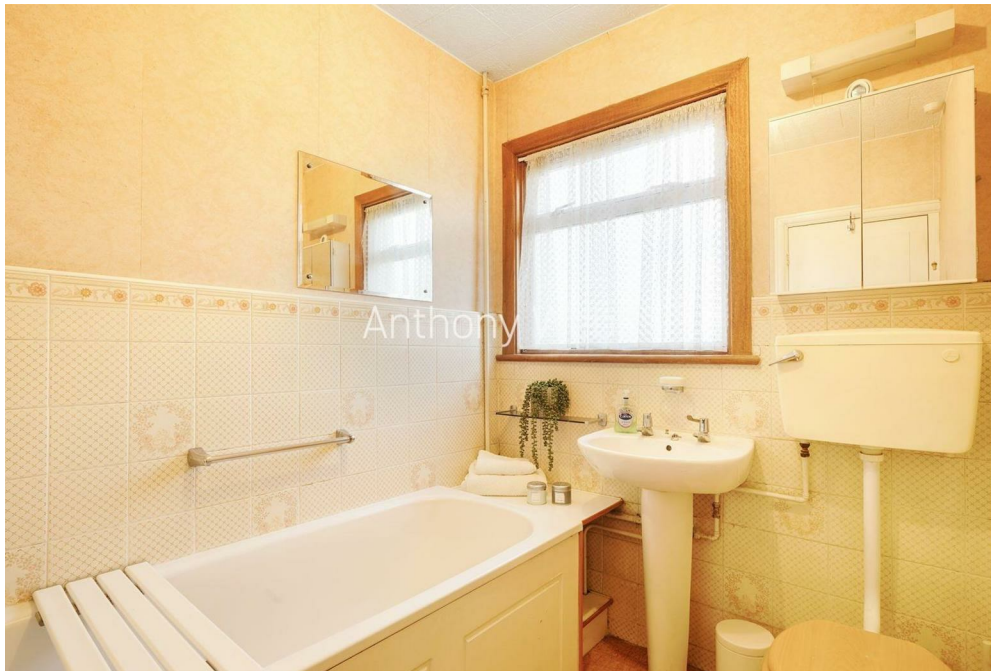
CHAIN FREE three bedroom 1930s built terrace house requiring modernisation throughout. The property offers a spacious through lounge, galley kitchen, first floor bathroom, loft space, front/rear gardens and great potential to extend and create a wonderful family home.

Pasteur Gardens is situated between the Great Cambridge Road and Tottenham Road which borders Palmers Green and offers fantastic bus and road links into London and beyond via the A10 and A406. Silver Street and White Hart Lane train stations are close by for city commuters with Wood Green under ground station a short bus ride away. The property also benefits from being within easy reach of the North Middlesex hospital, local shops and popular schools including Oakthorpe Primary School.

Enfield Council Tax Band D

- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Galley kitchen
- First floor bathroom
- Front and Rear Gardens





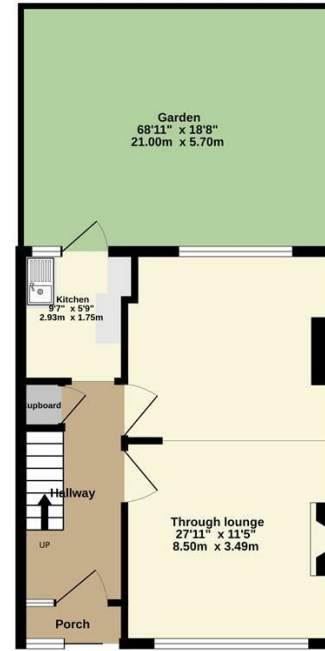
# Pasteur Gardens Edmonton London N18 1JN

Tenure: Freehold  
Gross Internal Area: 921.00 sq ft

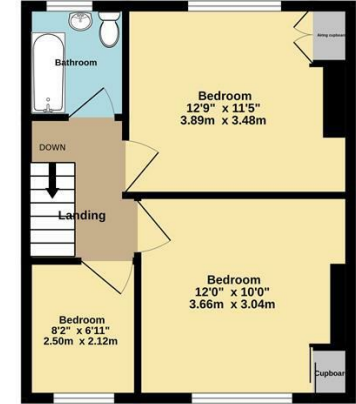


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			44
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <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	

Ground floor  
476 sq.ft. (44.2 sq.m.) approx.



1st floor  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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