



 **3**
Bedrooms

 **2**
Bathrooms



ARRANGED AS 2 FLATS | Victorian End Of Terrace | BASEMENT | Short Walk to Edmonton Green Station | First Floor Family Bathroom | Potential to convert to Commercial Offices or Doctors Practice...

Currently arranged as two separate flats, over 1200 square feet of living space in a central location of Edmonton Green N9.

Many options to convert (subject to planning) to an investment as either residential or commercial units. Please also be advised, the neighbouring attached home is also for sale.

This larger than average THREE BEDROOM, Victorian End Terraced Home located on Church Street is less than a two-minute walk to Edmonton Green Railway Station. The Overground Train will whisk you into London Liverpool Street in under 30 minutes. The heart of Edmonton Green is on your doorstep with the Shopping Centre which offers over 120 shops, cafes and a vibrant indoor market.

This home has the added benefit of three reception rooms, basement, ground floor w/c, first floor modern family bathroom and a terraced rear garden.

This property would make a wonderful and spacious family home, whilst offering the option to convert the entire or half of the dwelling to a business premises for offices for a solicitor, accountant, doctors or dentist practice, whilst also having the option of a residential rental investment.

Other Information...

Vendors Position: Has found ongoing purchase

Parking Arrangements: Street Parking

Council Tax Band: C (£1,637 p/yr)

Tenure: Freehold

Location of Boiler: Ground Floor W/C

Windows: UPVC Double Glazed Windows to rear

Church Street, Edmonton N9

Approximate Gross Internal Area = 1,249 SqFt



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

