



**Offers over £500,000**

**TENURE : FREEHOLD**

**Church Street, Edmonton N9**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 3**

**3 DOUBLE BEDROOMS**

**3 RECEPTION ROOMS**

**CLOSE TO EDMONTON  
GREEN STATION**

**POTENTIAL TO CONVERT**

**FIRST FLOOR FAMILY  
BATHROOM**

**EARLY VIEWING  
RECOMMENDED**

**Gracechurch Property Services**  
13 Empire Parade, Edmonton, London, N18 1AA  
[info@gracechurch-property.co.uk](mailto:info@gracechurch-property.co.uk) | 02034180580  
Website: <http://gracechurch-property.co.uk>



Make use of over 1270 square feet of living space for your ideal family home in a central location of Edmonton Green N9, or convert (subject to planning) to an investment as either a residential or commercial unit.

This larger than average THREE BEDROOM, Victorian 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.

Please also be advised, the neighbouring attached home is also for sale.

#### Other Information...

Vendor's Position: Has found ongoing purchase

Parking Arrangements: Street Parking

Council Tax Band: C (£1,637 p/yr)

Tenure: Freehold

Location of Boiler: Bedroom

Windows: UPVC Double Glazed Windows to rear





**Gracechurch Property Services**  
13 Empire Parade, Edmonton, London, N18 1AA  
[info@gracechurch-property.co.uk](mailto:info@gracechurch-property.co.uk) | 02034180580  
Website: <http://gracechurch-property.co.uk>



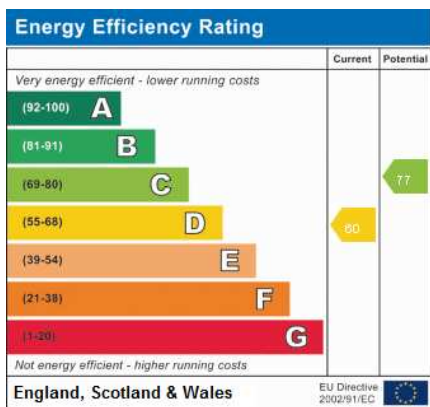




Gracechurch Property Services  
13 Empire Parade, Edmonton, London, N18 1AA  
info@gracechurch-property.co.uk | 02034180580  
Website: <http://gracechurch-property.co.uk>







**Gracechurch Property Services**  
 13 Empire Parade, Edmonton, London, N18 1AA  
 info@gracechurch-property.co.uk | 02034180580  
 Website: <http://gracechurch-property.co.uk>

