



 2
Bedrooms

 1
Bathroom



**2 Double Bedrooms | Victorian Terraced | Beautifully Presented
Throughout | Walking Distance to Silver Street Station | First Floor
Family Bathroom | Office Space...**

Gracechurch Property Services are delighted to market this beautifully presented TWO BEDROOM, Victorian Terraced Home, located on the ever-popular and residential Huxley Estate of Upper Edmonton N18.

Bulwer Road is only a short walk to Silver Street Railway Station, providing easy access into London Liverpool Street in under 30 minutes, with local bus links, along with the A10 and A406 North Circular.

Excellent Primary and Secondary schools are close by, including The Latymer Grammar School, along with the vibrant and friendly Millfield Theatre.

The beautiful Pymmes Park is just around the corner offering winding footpaths through wetlands and around the lake to walk your four-legged friend. There are children's playgrounds and sports facilities including football pitches, a bowls club and tennis and basketball courts.

Added benefits to Bulwer Road include a contemporary kitchen, modern first floor family bathroom and a practical office space to work from home.

This property would make a wonderful first home having been renovated by the current owners, or an ideal investment purchase.

Other Information...

Vendor's Position: Actively Looking

Parking Arrangements: Street Parking

Council Tax Band: C (£1,637 p/yr)

Tenure: Freehold

EPC: C

Location of Boiler: Kitchen (installed circa 2 years ago)

Windows: UPVC Double Glazed

Potential Rental Value: £1700 - £1750 PCM

Bulwer Road, N18

Approximate Gross Internal Area = 78.2 sq m / 842 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID964650)

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 89 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: 116 Bulwer Road, N18

