



 2
Bedrooms

 2
Bathrooms



3 Bedrooms | 2 Reception Rooms | Close To Silver Street | Close to Amenities, Schools & Fore Street Shops | En-Suite to Bedroom...

Gracechurch Property Services are delighted to market this TWO BEDROOM, Victorian semi-detached home, located on the quiet residential street of Lawrence Road, Upper Edmonton N18.

Families are well served by local schools, amenities and Fore Street Shopping Area. The green spaces of Craig Park and Pymmes Park are close by, along with Silver Street Railway Station which provides easy access to London Liverpool Street in under 30 minutes.

Added benefits include two reception rooms, double glazing and en-suite to once of the double bedrooms.

This property would suit a first time buyer, property investor, or someone seeking a personal project for their own family home.

Other Information...

Vendor's Position: Actively Looking

Parking Arrangements: Street Parking

Council Tax Band: D (£1,952 p/yr)

Tenure: Freehold

Windows: UPVC Double Glazed Windows

Potential Rental Value: £1600 PCM

Lawrence Road

Approximate Gross Internal Area = 80.66 sq m / 868.22 sq ft

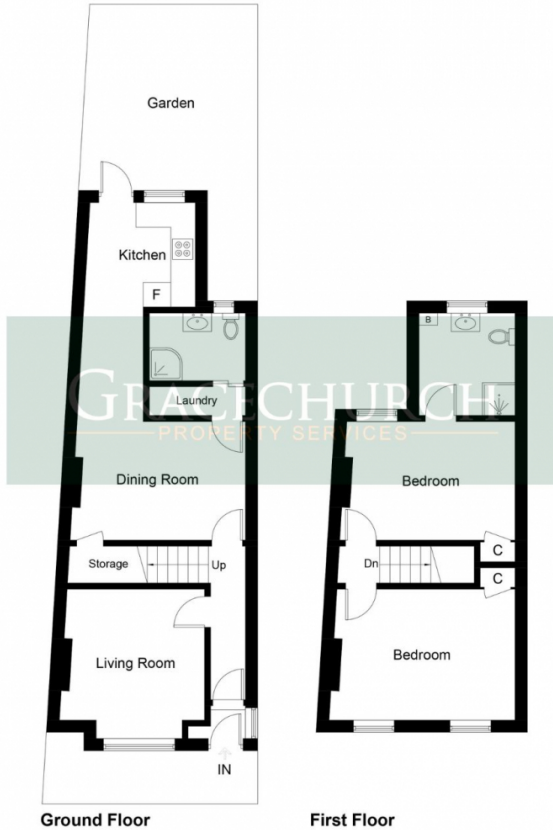



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1012974)

| Energy Efficiency Rating | | |
|--|-----------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Address: 76 Lawrence Road, N18

