



£400,000

TENURE : FREEHOLD

Lawrence Road, Edmonton N18

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 2

2 Bedrooms

Semi Detached

En-Suite to Bedroom

**Close to transport and
amenities**

2 Reception Rooms

Early Viewing Recommended

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 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

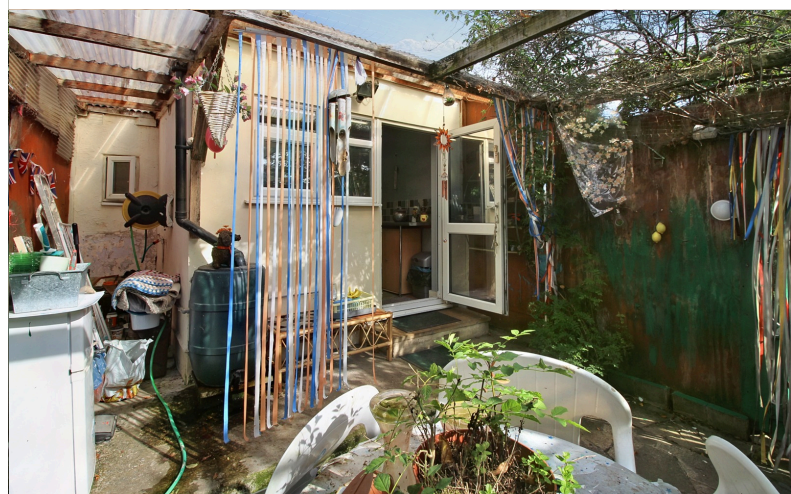
Windows: UPVC Double Glazed Windows

Potential Rental Value: £1600 PCM



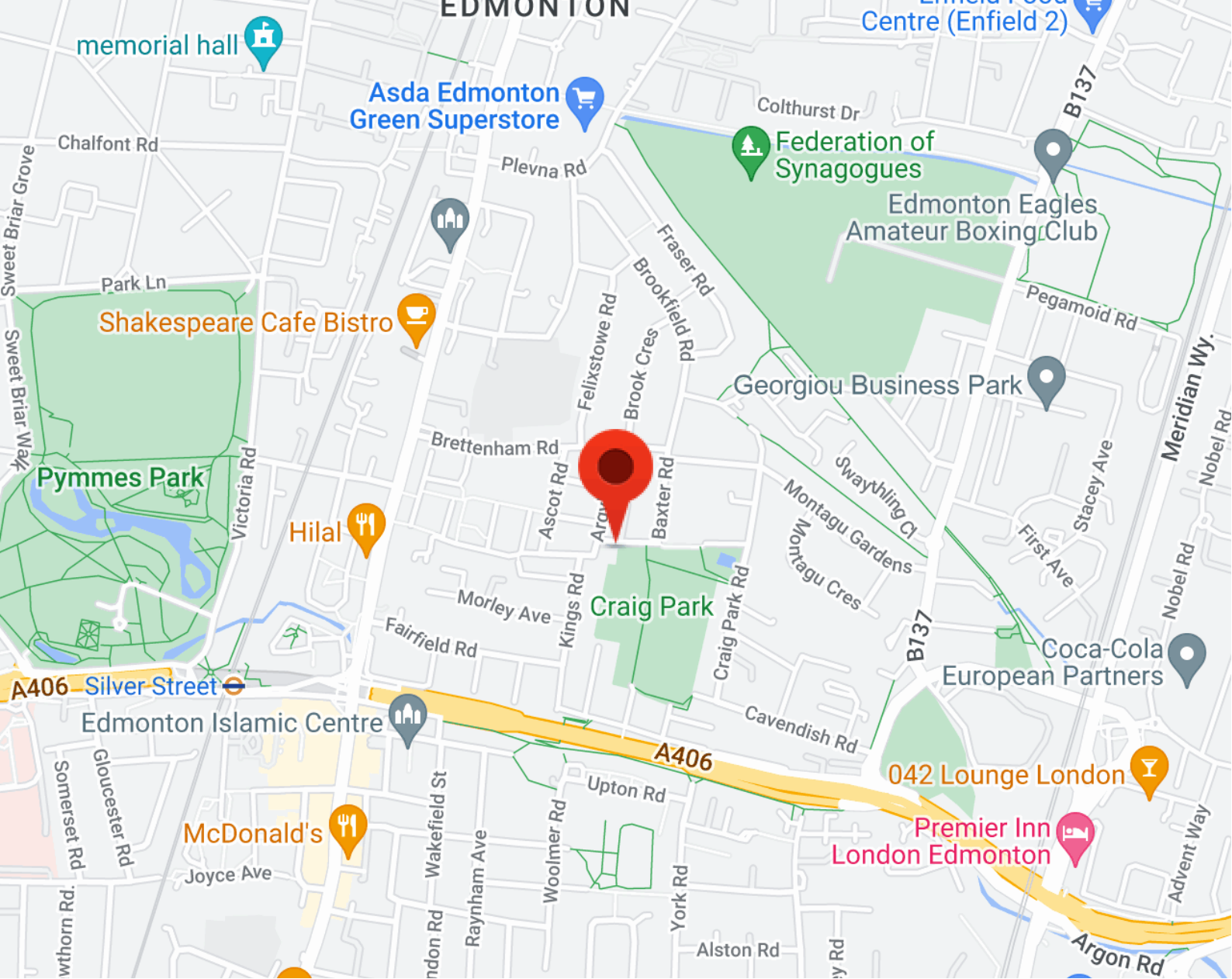
Gracechurch Property Services
13 Empire Parade, Edmonton, London, N18 1AA
info@gracechurch-property.co.uk | 02034180580
Website: <http://gracechurch-property.co.uk>





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





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

Address: 76 Lawrence Road, N18

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

