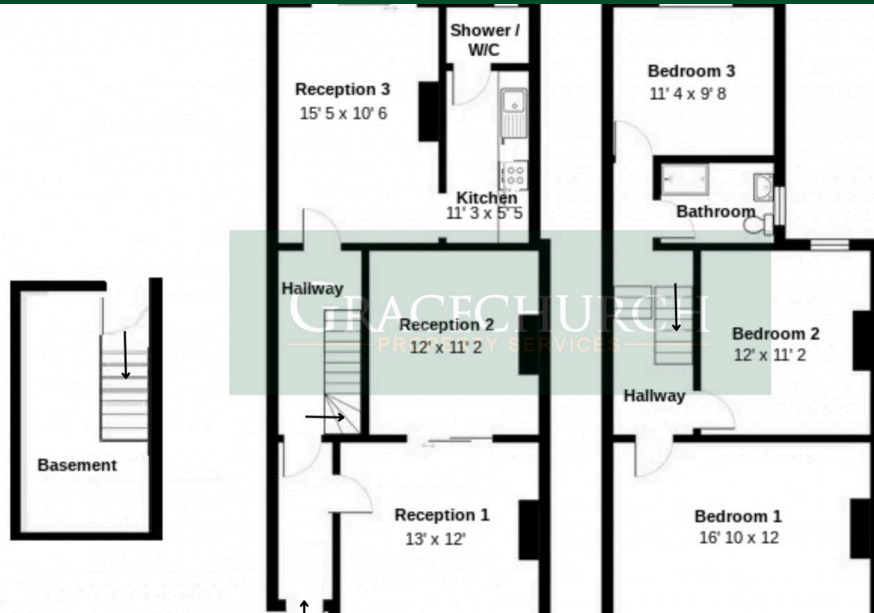




 **6**
Bedrooms

 **4**
Bathrooms

GRACECHURCH
PROPERTY SERVICES



Two Neighbouring Victorian Homes | POTENTIAL TO CONVERT (STPP)
| Larger Than Average | Short Walk to Edmonton Green Station | First
Floor Family Bathroom and Ground Floor w/c | One Home Already
Separated...

A rare and unique opportunity comes with the option to own two homes attached to each other, benefiting from a marital value in a central location of Edmonton Green N9.

Currently arranged as one family home and 2 divided units with added potential or convert (subject to planning) to an investment as either residential or commercial units.

The larger than average Victorian Homes located on Church Street are 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.

Church Street have the added benefits of BASEMENT STORAGE to both properties, three reception rooms in both dwellings, along with ground floor w/c's, first floor bathrooms and terraced gardens offering OFF STREET PARKING to the rear.

This opportunity property provides multiple possibilities to convert to multiple dwellings, business premises for offices for a solicitor, accountant, doctors or dentist practice, whilst also having the option of creating two wonderful and spacious family homes.

Other Information...

Vendors Position: Has found ongoing purchase

Parking Arrangements: Off Street Parking to rear

Council Tax Band: C (£1,637 p/yr) (both)

Tenure: Freehold

Location of Boiler: Bedroom & Ground Floor w/c

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		77
(55-68)	D	80	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

