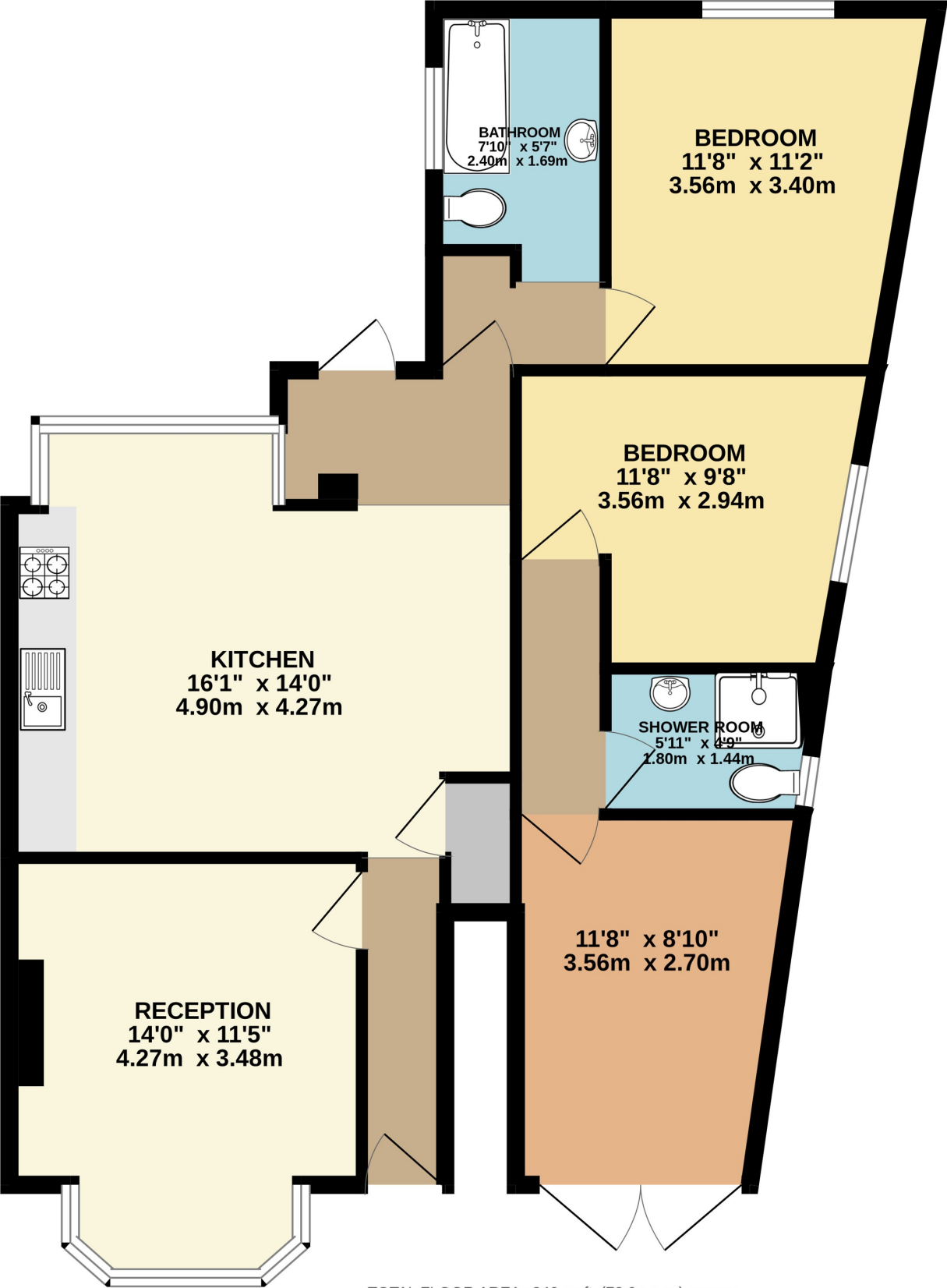


GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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43 Rosemary Avenue, Edmonton, London N9 8QX
£800,000
Freehold

- Chain Free
- Open Plan Fitted Kitchen
- Own Rear Garden
- Potential For Further Developments STPP
- Two Bedroom Ground Floor Maisonette
- Gas Central Heating Via Radiators
- Two bathrooms



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Front Entrance

Potential for parking for one vehicle (STPP), door to property

Front Reception

Bay window to front aspect, Radiator, feature fireplace, power points.

Open plan kitchen / Dinner

Bay window to rear aspect, fitted kitchen, radiator, power points.

Main Bedroom

Window to rear aspect, power points.

Bedroom Two

Window to side aspect, radiator, power points.

Bathroom

Three piece suite comprising of low flush w.c, wash hand basin, bath tub, radiator, window to rear aspect.

Other

Radiator, power points, door to front.

Toilet / Shower

Wash hand basin, low flush w.c, radiator, window to side aspect, radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC