



 3  
Bedrooms

 1  
Bathroom





**INVESTMENT OPPORTUNITY | 3 Bedroom House | Attractive Rear Garden | Close to the North Middlesex Hospital | Currently Let at £1406.47pcm | Close to Silver Street Station and White Hart Lane Station...**

Gracechurch Property Services are delighted to market this recently decorated THREE BEDROOM terraced house situated in Upper Edmonton N18.

This property is being sold with an Incumbent Tenant, generating £1406.47pcm rental income and is therefore only available to a Buy-To-Let Investor.

The property also benefits from a spacious Living Room, modern bathroom and Kitchen. Added benefits to note include a large rear garden and within close proximity to Silver Street & White Hart Lane train stations. This home also provides easy access to the A10, A406 North Circular roads and the North Middlesex Hospital.

#### Other Information

Parking Arrangements: Street Parking

Vendors position: Chain Free - Available to Investors

Council Tax Band: C

Tenure: Freehold

Location of Boiler: Kitchen

Windows: Double Glazed

Rental Value: Currently achieving £1406.47 with 1 year remaining on the AST





TOTAL FLOOR AREA : 67.3 sq.m. (725 sq.ft.) approx.

