

## 2 CRESCENT ROAD , LONDON, N9 7QH

\*\*\*\*new instruction\*\*\*\*INVESTMENT\*\*\*\*

Easy Properties London Ltd is delighted to present this 3 bedroom freehold property with a side plot in the Edmonton N9 area.

This FREEHOLD property has got a 100sqm of side extension plot which already has been GRANTED via Local Authority.

This property also has got VERY HIGH POTENTIAL to converted a 4-5 flats OR VERY large HMO It has also got potential 4-5 car parking space.

Currently, This Freehold is a 3 bedroom property with a Large Reception, Hallway, Bathroom & Toilet, and kitchen area.

Viewing is highly recommended by Easy Properties London Ltd. Please get in touch with our sales team to book a viewing.

**Offers Around £535,000**

## 2 CRESCENT ROAD

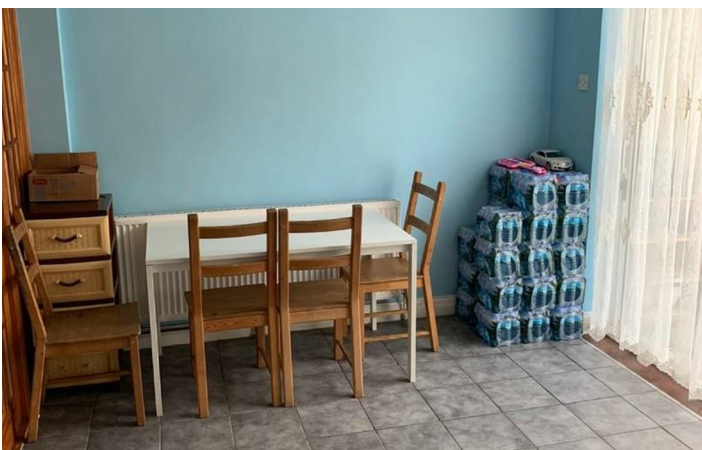
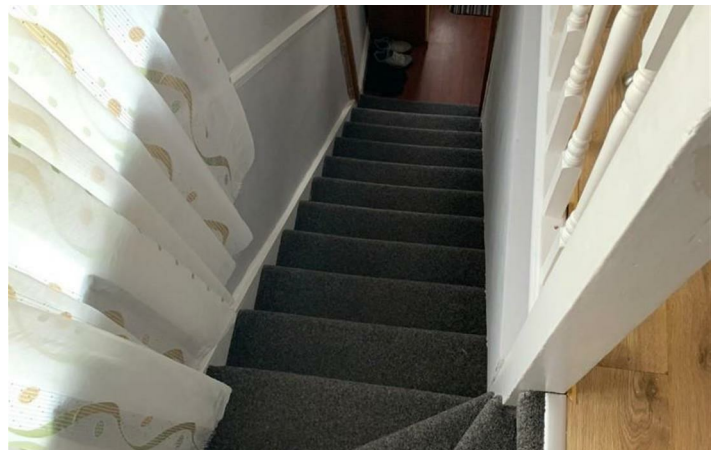
, LONDON, N9 7QH



- POTENTIAL TO CONVERT FLATS
- POTENTIAL TO HMO
- POTENTIAL 4-5 CAR PARKING
- SIDE EXTENTION GRANTED
- LARGE SIDE PLOT

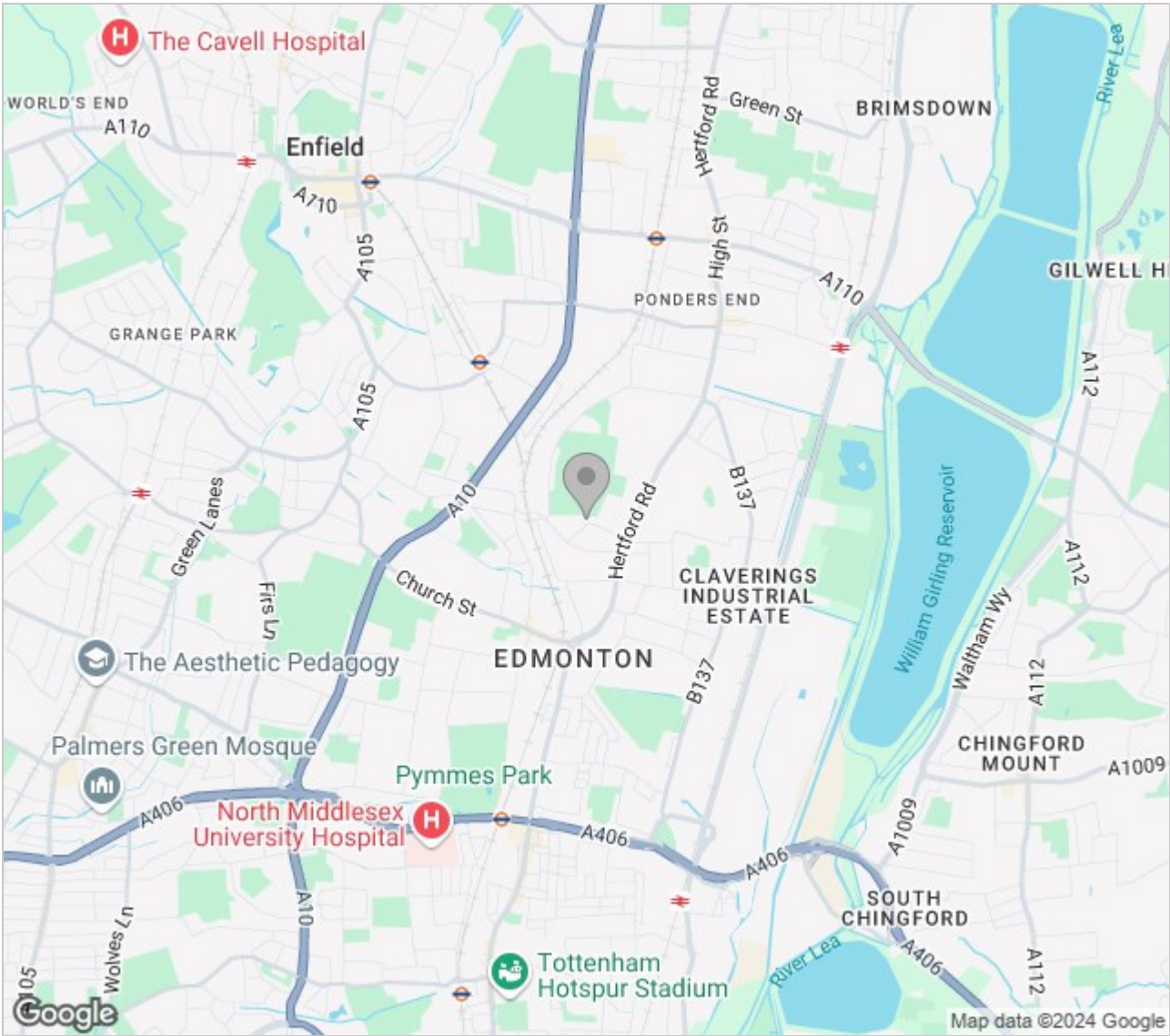
Directions







Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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