



**Capital Homes**  
Estate Agents & Valuers

**239 Streamside Close, London N9 9XE**  
**£235,000**







Presenting an attractive one bedroom first floor purpose built flat situated in Edmonton off Cyprus Road close to Church Street and Edmonton Green extensive shopping mall, restaurants and cafes. A short walk from Edmonton Green Br Station and local bus services to hand.

Internally the flat is attractively decorated in neutral colours and laminated flooring, open plan kitchen/reception room, gas central heating, modern shower room.

If you are looking for a starter home or may be considering a buy to let, this could be the flat for you.

Entrance Hall: Access to rooms, laminate flooring

Bedroom: 3.7m x 3m (approx), 2 windows to front aspect

Shower room: comprising of a shower cubicle, wash hand basin, low flush WC, tiled splash back, tiled flooring

Open plan kitchen/reception: 4.9m x 4.3m (widest points)

Kitchen area: Range of wall & base units, single drainer sink unit, gas hob, oven, extractor hood, tiled splash back, plumbed for washing machine, tiled flooring, breakfast bar area

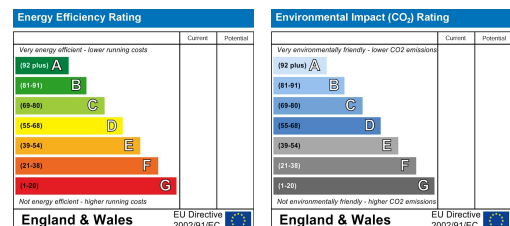
Reception area: laminate flooring, window

Access to car park and communal grounds

Leasehold: 72 years remaining, but waiting on confirmation

Service charge approx £101 per month

Viewing strictly by appointment through Capital Homes Sales team Tel: 0208 342 5555



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements