

PARR CLOSE

THOMAS
JAMES



Situated in a well-maintained block this one bedroom ground floor apartment is in excellent condition and ideally located in a quiet residential close that's within easy walking distance of the centre of Edmonton Green with its shops and Overground station, popular local parks and green spaces.

London- N9
Offers in excess of £200,000
Leasehold

1 Bedroom
1 Bathroom
1 Reception
Ground Floor
Leasehold: 155 yrs
Service charge:
£1719.96 pa
Ground rent: nil
CT band: B
Enfield
EPC rating: C

by appointment only
tom@thomasjameskw.com
020 8226 0068

PROPERTY DESCRIPTION

No space is wasted in this 376 square foot apartment which has a logical that layout maximises room sizes and provides useful storage space including built-in cupboards in the entrance hall and bathroom.

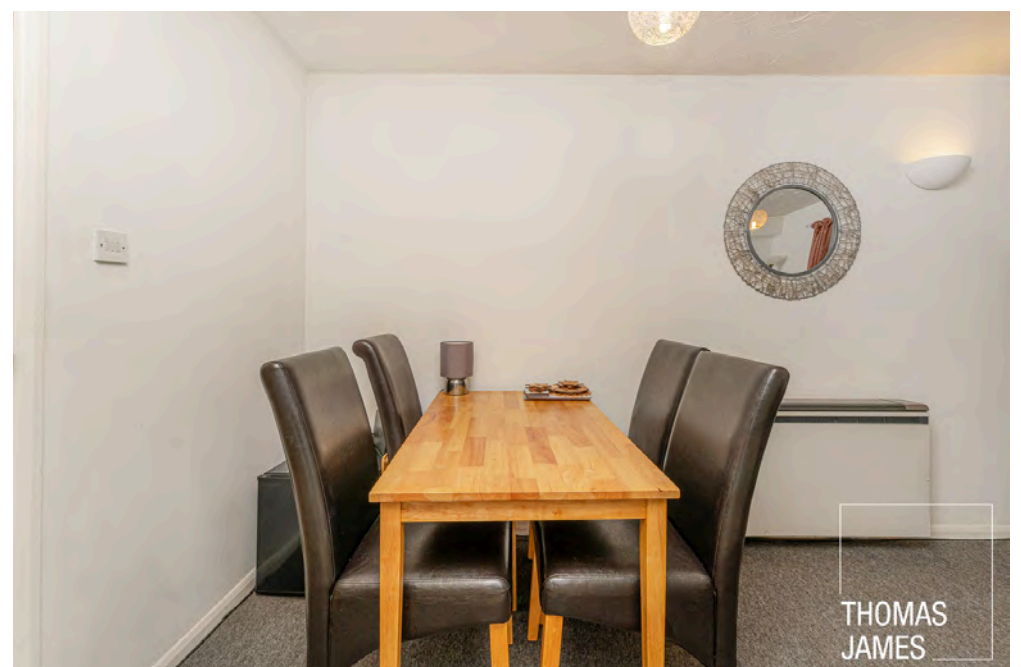
The main living space is a good size. At 15'6" by 12'9" it has space for a lounge area and dining zone. The well-equipped kitchen is conveniently located in one corner. This has wraparound fitted white handleless floor and wall cabinets that house integrated and freestanding appliances, and a high breakfast bar that can be accessed both from the kitchen and living room.

The whole room has plenty of natural light thanks to a wide southwest-facing window. This has leafy views over the communal rear garden and is ideal for afternoon and evening sun.

The double bedroom has a large northeast-facing picture window (great for morning sun) and has plenty of space for bedroom furniture. The adjacent bathroom is mainly tiled and fitted with a shower, a washbasin console with an illuminated mirror above, and a WC.

The apartment is in immaculate condition throughout. It's decorated in a modern mainly white palette and has contemporary fixtures and fittings. The living room and bedroom are carpeted, whilst the kitchen area has wood laminate flooring, and the bathroom floor is tiled.

The three storey block is set in shared gardens and set back from the quiet street behind smart hedges. Benefiting from its own allocated parking space and local bike storage.



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LOCAL LIFE

The property is conveniently located within easy walking distance of all the amenities in Edmonton Green, including the shopping centre with its market, shops, restaurants, coffee bars, and gym, and the train station.

Transport links are good. Edmonton Green Overground station, a 15-minute stroll away, has regular, direct 28–30 minute trains on the Weaver Line to Liverpool Street in the City, and the North Circular Road is just a couple of minutes' drive away.

There are plenty of open spaces nearby, including Craig Park just five minutes on foot, Pymmes Park (ten minutes), and the extensive wetlands of the Lee Valley Reservoir Chain

Links

[Location >](#)

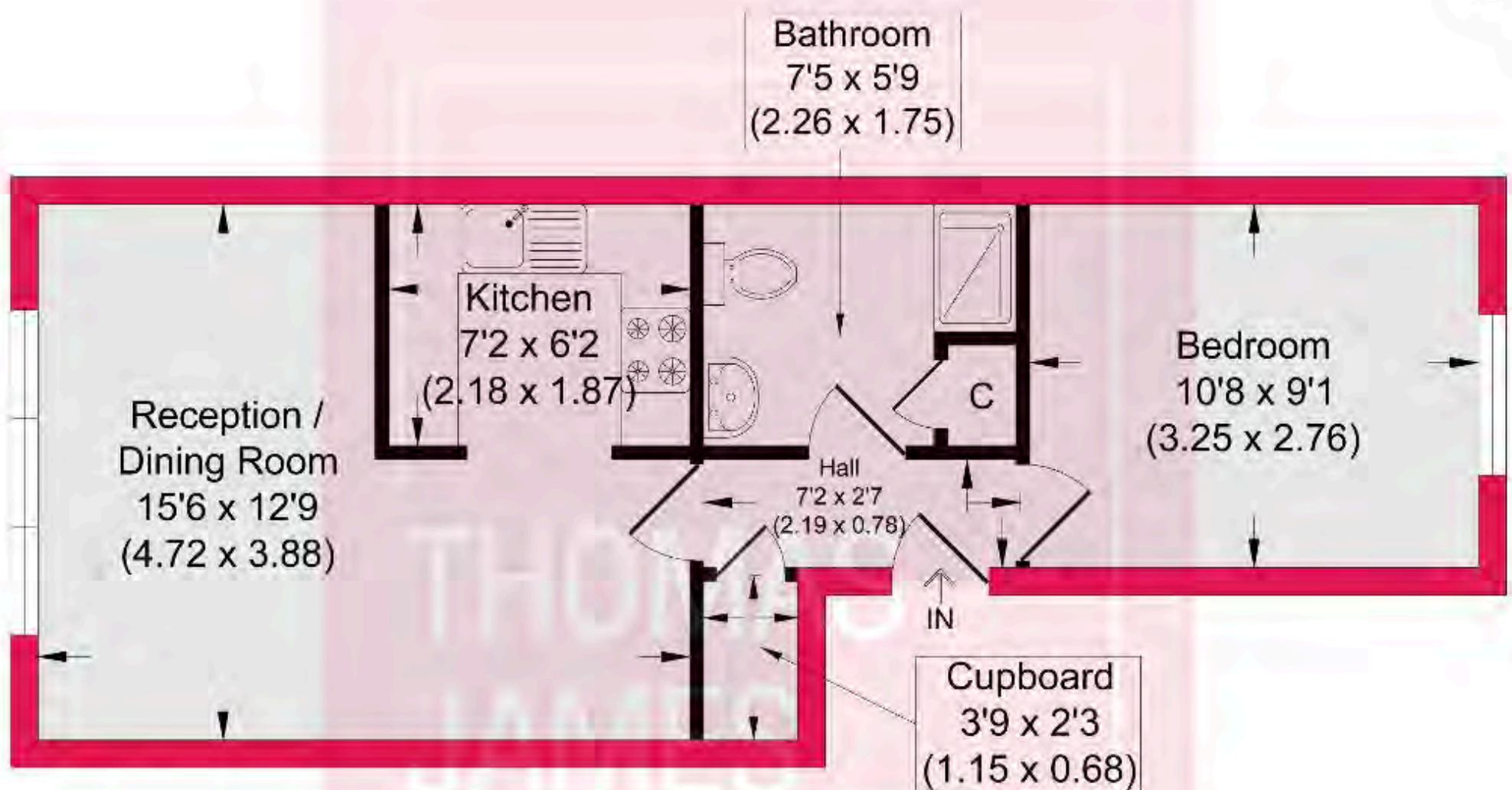
[Transport >](#)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor



TOTAL FLOOR AREA : 39 sq.m (419 sq.ft) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.