



Church Street | Edmonton | N9 9HL

£225,000

 STRETTONS

Church Street |
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- One Bedroom Converted Flat
- Period Property
- Spacious Living/Dining Room
- Communal Garden
- Close Proximity To Edmonton Green Train Station
- Easy Access To A10 & A406
- Gas Central Heating & Double Glazing
- 189 Year Lease Remaining

ENTRANCE HALLWAY

LIVING / DINING ROOM

16'8 x 11'6 (5.08m x 3.51m)

KITCHEN

11'6 x 6'2 (3.51m x 1.88m)

BEDROOM

11'6 x 10'4 (3.51m x 3.15m)

BATHROOM

7'7 x 5'2 (2.31m x 1.57m)

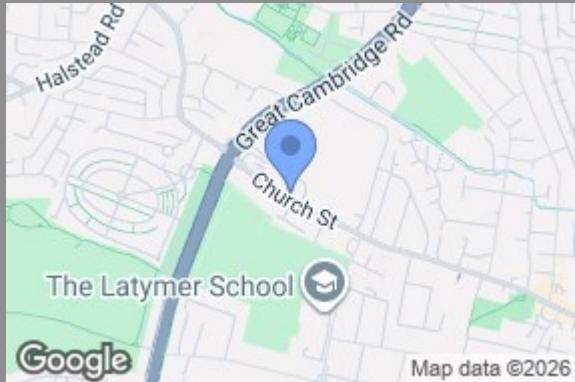
COMMUNAL GARDEN





Strettons are pleased to present this ground floor one bedroom conversion. This period property situated on the ever popular Church Street N9, offers a spacious layout and excellent access to local transport links, along with a 189 year lease. Inside, the flat provides a generously sized double bedroom, a separate living/dining area, a fitted kitchen, and a three piece bathroom. To the rear, residents have access to a communal garden, providing valuable outdoor space.

Ideally located, the property offers excellent transport connections being within walking distance of Edmonton Green Train Station and easy access to both the A10 and A406, making travel into Central London and surrounding areas straightforward. Local shops, amenities, and bus routes are also within convenient reach. The property presents a fantastic opportunity for buyers looking to personalise a home to their own taste or investors.



Ground Floor Flat

Church Street

Approximate Gross Internal Floor Area : 40.40 sq m / 434.86 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band B **EPC Rating D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	76
		EU Directive 2002/91/EC	