



 1
Bedroom

 1
Bathroom

GRACECHURCH
PROPERTY SERVICES



**CHAIN FREE | One Bedroom Apartment | Ground Floor | Spacious
Lounge | Built-in wardrobes in bedroom | Close to Edmonton Green
Shopping Centre and Station...**

This beautifully presented one-bedroom ground floor apartment on Pentland Close, offers a modern and comfortable living space perfect for first-time buyers, investors, or those looking to downsize. Boasting a spacious and light-filled reception and dining area, the property has been thoughtfully designed to maximise both style and functionality. The open-plan layout creates a welcoming atmosphere, ideal for entertaining or simply relaxing after a long day, while large windows allow natural light to flood the space.

The contemporary kitchen provides a sleek and practical cooking area, with ample storage and stylish countertops to meet all your culinary needs. Adjacent to the reception area, the generously sized bedroom offers plenty of space for a double bed and additional furnishings, making it a peaceful retreat for restful nights. The modern bathroom is finished to a high standard, featuring a sleek three-piece suite with a clean and elegant design.

With additional storage options, including built-in cupboards, the apartment ensures a clutter-free living environment. The ground floor location offers easy access, while the attractive communal grounds and the convenience of allocated parking enhance the property's appeal.

Pentland Close provides easy access to Edmonton Green Station, for excellent transport links into Central London. The nearby Edmonton Green Shopping Centre offers a wide range of shops, cafes, and amenities, ensuring everything you need is close at hand.

Other Information...

Tenure: Leasehold - 101 Years Remaining

Parking Arrangements: Allocated undercover parking & visitor parking

Vendors position: Chain Free

Council Tax Band: B (£1,606 p/yr) - 25% single person discount available

Local Authority: Enfield

Accessibility at the property: Ground Floor

Ground rent: £124 p.a.

Service Charge: £1,960 p.a. (includes building insurance)

Utilities

Water: Mains water connected to the property

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property

Heating: Electric - Room heaters

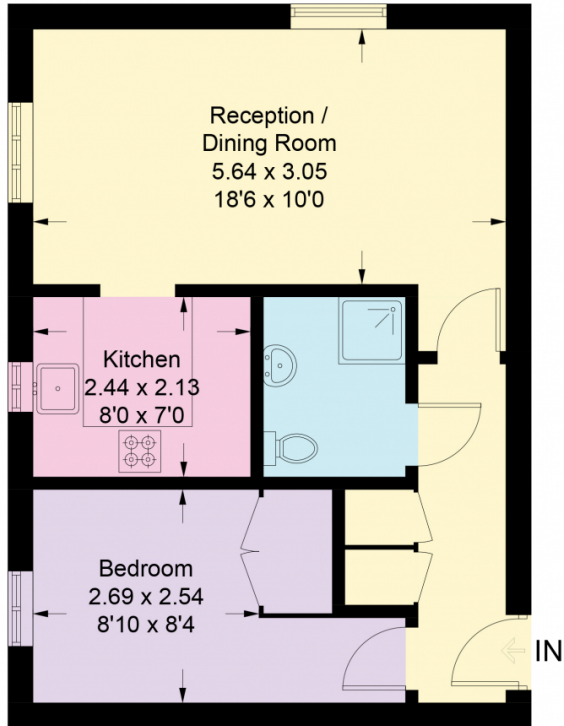
Windows: Double glazing

Mobile coverage: Voice & Data likely - We recommend buyers check Ofcom checker

Broadband (estimated download speeds): 1000 Mbps

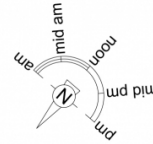
Pentland Close, Edmonton, N9

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1153884)



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

Address: Pentland Close, Edmonton N9

