



## 8A Arthur Road

, Edmonton, N9 9AE

£1,700

Discover the charm of this delightful 2-bedroom ground floor maisonette situated on Arthur Road, N9. Offering a perfect blend of space and comfort, this property features a bright and airy living area that welcomes you with its generous proportions and abundant natural light. The well-appointed kitchen, equipped with modern appliances, provides ample storage and workspace, making it a joy for any home cook. Both bedrooms are spacious, with the master bedroom boasting built-in wardrobes for added convenience. The stylish bathroom is elegantly designed, ensuring a luxurious feel.

Outside, the property benefits from a private garden, perfect for relaxing or entertaining guests during the warmer months. The maisonette is ideally located within close proximity to local amenities, including shops, cafes, and parks, as well as excellent transport links for easy access to the rest of the city. With its spacious interiors and superb location, this property offers a fantastic opportunity for first-time buyers, downsizers, or investors looking for a valuable addition to their portfolio. Don't miss the chance to make this wonderful maisonette your new home.

### Location Guide :

Edmonton, located in the London Borough of Enfield, is a vibrant and diverse area with excellent transport links, including the A10, North Circular Road, and regular rail services from Edmonton Green station to Liverpool Street. This makes commuting to central London and other areas easy and convenient.

### Viewing

Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.



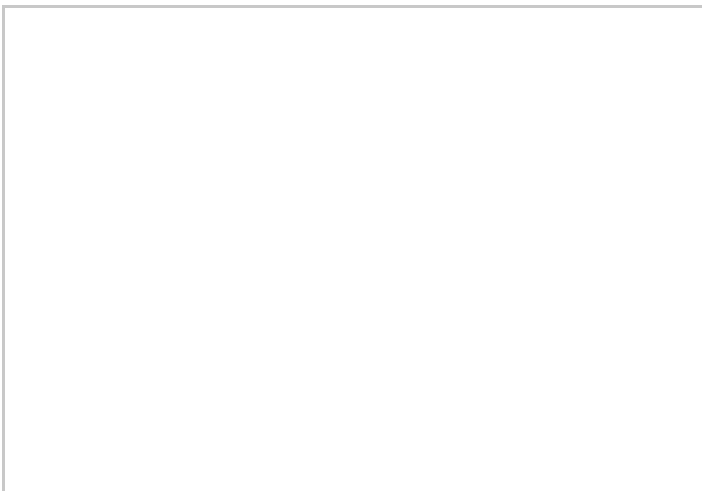
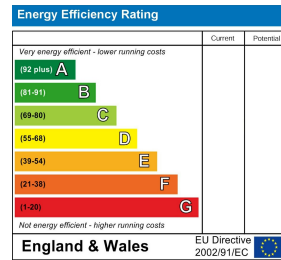
## Floor Plan



## Area Map



## Energy Efficiency Graph



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