



 **TARGET**  
RESIDENTIAL SALES & LETTINGS

College Gardens, Edmonton, London N18 2XW

**£1,600 PCM**

Flat | Deposit Amount: £1,600

Council: Enfield | Council Tax Band: B



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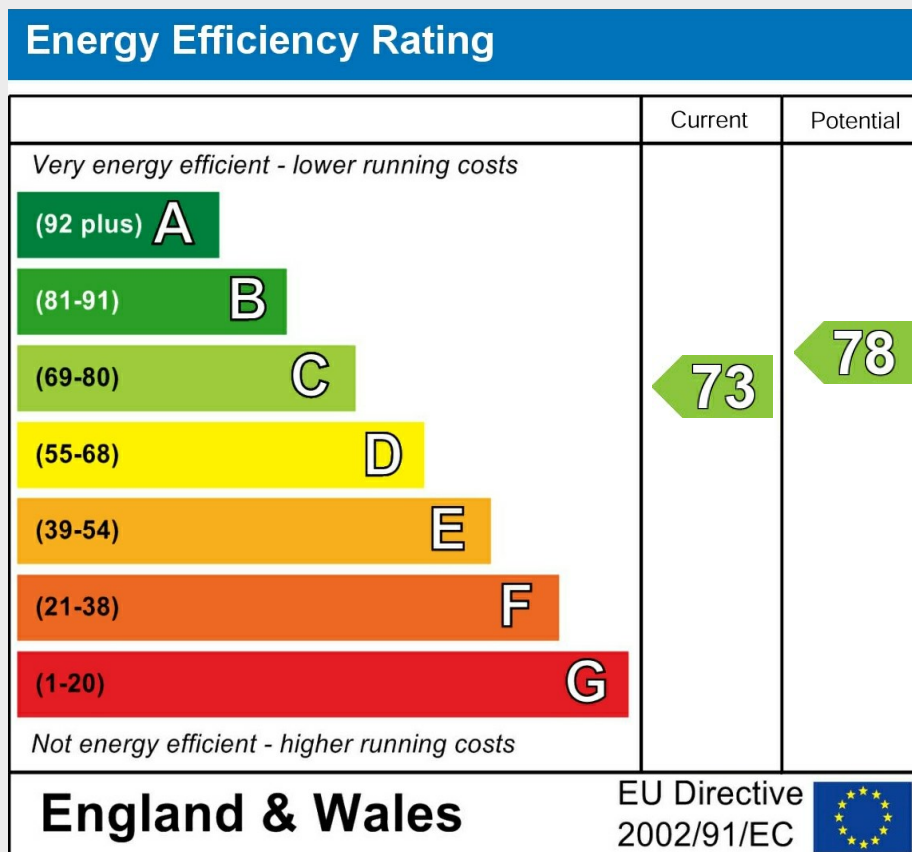


Experience the perfect blend of space and style in this impressive two-bedroom split-level apartment located in the sought-after College Gardens, N18. Designed to feel more like a house than a flat, the entrance level welcomes you with a bright and airy living room flooded with natural light, providing an expansive space for relaxation or entertaining. Complementing the lounge is a separate, sleek modern kitchen equipped with contemporary finishes, perfect for the home chef who appreciates a dedicated culinary space.

The sense of space continues as you move to the second floor, which hosts two generously sized double bedrooms, each offering a quiet retreat from the hustle and bustle of city life. The upper level is completed by a fitted family bathroom and a convenient separate WC, ensuring morning routines are seamless. With the added benefits of gas central heating and double glazing throughout, this home offers year-round comfort and energy efficiency in a stylish package.

Location is everything, and this property places you at the center of convenience. Situated just moments from a vibrant array of local amenities, shops, and restaurants, you'll have everything you need right on your doorstep. For the commuter, excellent transport links provide swift access into Central London and beyond, making this an ideal choice for professionals or small families seeking a well-connected urban lifestyle.

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To ensure the property meets your needs and to streamline the process, we kindly request the following information:

Full Name:

Contact Information: (phone number and email address)

Current Address:

Planned Move-in Date:

Desired Length of Tenancy:

Number of Occupants:

Employment or Income Source: (optional, for preliminary screening)

Details of Any Pets: (if applicable)

Current Landlord or Letting Agency Contact Details: (name, phone number, and/or email address for reference purposes)

Do You Receive Any Form of Benefits?: (e.g., housing, universal credit, etc.)

Passport Held: (for verification purposes)

Do You Have the Right to Rent in the UK?: (as required by law)

Any Additional Requirements or Questions:

Once we receive this information, we will promptly coordinate the viewing and address any queries you may have.

We appreciate your cooperation and look forward to hearing from you: