



Kidman Close, Gidea Park, RM2 6JH

Offers In Excess Of £265,000



****CHAIN FREE - STUNNING SPLIT-LEVEL DUPLEX APARTMENT WITHIN A HIGHLY DESIRABLE GRADE II LISTED DEVELOPMENT, THE RAILSTORE - GIDEA PARK STATION (ELIZABETH LINE) - ALLOCATED PARKING****

OC Homes are delighted to offer this beautifully presented one-bedroom split-level duplex apartment, set within the highly sought-after Grade II Listed Railstore Development in the heart of Gidea Park.

Boasting industrial architecture and contemporary living, this unique home is full of character and offers approximately 460 sq ft (42.8 sq m) of stylish accommodation arranged over two floors. Featuring impressive ceiling heights, exposed brickwork, and magnificent arched windows that flood the property with natural light.

The accommodation comprises a welcoming entrance hall, a contemporary family bathroom, and a spacious double bedroom with a fitted wardrobe on the ground floor. Upstairs, the property opens into an impressive open-plan living, dining and kitchen area, creating the perfect space for both relaxing and entertaining. The elevated reception enjoys an abundance of natural light and showcases the building's distinctive period features, giving the apartment a truly unique feel.

Further benefits include an allocated parking space, additional visitor parking, secure communal grounds and the advantage of being offered to the market chain-free.

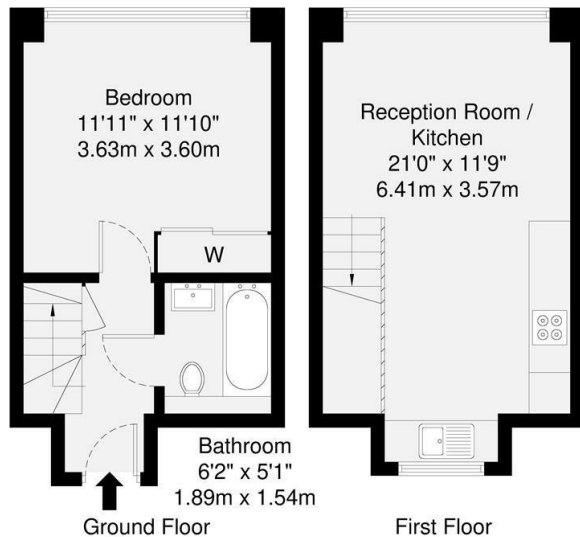
Ideally positioned just a short walk from Gidea Park Elizabeth Line Station, the property provides fast and direct connections into Stratford, Liverpool Street, Canary Wharf and Central London. A wide selection of local shops, cafés, restaurants, supermarkets and everyday amenities are all within easy reach, while nearby parks and excellent road links including the A12 and M25 make this an ideal purchase for commuters, first-time buyers and investors alike.

- CHAIN FREE
- PRESTIGIOUS GRADE II LISTED RAILSTORE DEVELOPMENT
- CHARACTER FEATURES INCLUDING EXPOSED BRICKWORK & ARCHED WINDOWS
- ALLOCATED PARKING SPACE PLUS VISITOR PARKING
- WALKING DISTANCE TO GIDEA PARK ELIZABETH LINE STATION
- APPROX. 460 SQ FT (42.8 SQ M)
- EXCELLENT LINKS INTO STRATFORD, LIVERPOOL STREET & CENTRAL LONDON
- IDEAL FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
The interior of this property
42.8 sq m / 460 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space only
0.9 sq m / 9 sq ft

EXTERNAL FEATURES
Garden, Driveway, Terrace, Transoms etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 2.0m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.