



## Shrubbery Road, Edmonton, London, N9

Available

£1,750 Per month (Available from 11th July 2026, Unfurnished)





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**Baker and Chase are pleased to present this lovely fully refurbished 2 double bedroom, Victorian mid terraced house, in Lower Edmonton, positioned close to Edmonton Green. Available now!**

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Applicant Requirements:

We are searching for tenant(s) with a household income of £52,500+pa.

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Baker and Chase are pleased to present this fully refurbished 2 double bedroom, Victorian mid terraced house, in Lower Edmonton, positioned close to Edmonton Green.

The charming property has 2 reception rooms providing separate space for living and dining, a brand new modern fully fitted kitchen with appliances, a brand new modern fully fitted bathroom with shower over bath (the bathroom is located off of the second bedroom), two good size bedrooms and a rear garden.

This family home is located within 0.3 miles away from Edmonton Green shopping centre and the recently upgraded Edmonton Green London Overground Train Station serving London Liverpool Street in approximately 30 minutes. Asda, Lidl, local restaurants and pubs are also very close by.

Please note, that a residents parking permit, will be required, if you have a vehicle. Please make enquiries direct with Enfield Council.

The property refurbishment includes the following - Newly painted throughout. New fitted carpets throughout, new vinyl flooring in the kitchen and the bathroom, some new double glazing, new internal doors throughout, new modern kitchen with brand new oven and hob, fridge/freezer and washing machine. New radiators throughout. 2 year old Vaillant combi boiler. New modern bathroom with a bath plus a shower attachment.

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.

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## Exterior

Storm porch. Partly glazed wooden front door leading to

## Hallway

Fitted carpet, ceiling coving. Stairs leading to first floor landing.

## Front lounge

Fitted carpet, double radiator, double glazed bay window to front, ceiling coving, storage cupboard housing consumer unit, electric meter.

## Back reception

Fitted carpet, double radiator, double glazed door leading to rear garden, door to cupboard under stairs providing storage. Housing gas meter.

## Kitchen

Laminate effect vinyl flooring, double glazed windows to rear and side, cupboard housing Vaillant boiler, range of gloss wooden wall and base units, roll top worktops, tiled splashbacks, single drainer stainless steel sink unit with mixer tap, built in electric hob with stainless steel extractor hood over, built in Indesit electric oven, space and plumbing for a washing machine.

## Bedroom 1

Fitted carpet, double radiator, 2 x double glazed windows to front, door to built in cupboard.

## Bedroom 2

Fitted carpet, double radiator, double glazed window to rear, door to built in cupboard.

## Bathroom

Laminate effect vinyl flooring, frosted double glazed window to rear, chrome heated towel rail, part tiled walls, extractor fan, low flush wc, pedestal wash hand basin, wood panel enclosed bath with mixer tap, shower attachment and curtain rail and curtain.

## Rear garden

Patio, soil area and path.

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.







Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

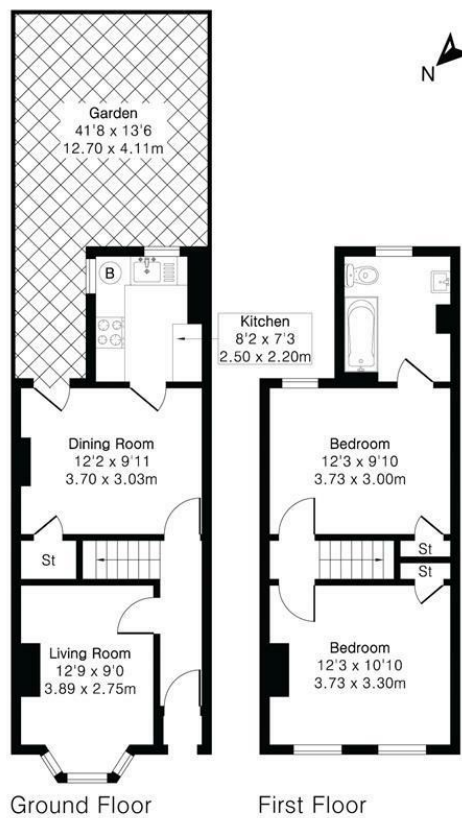
Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



Approximate Gross Internal Area 726 sq ft - 68 sq m

Ground Floor Area 363 sq ft - 34 sq m

First Floor Area 363 sq ft - 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: C / Deposit required: £2,019

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