



## Zest Court, 432 Church Street (West), Edmonton N9

**£1,800 PCM**

Flat | Deposit Amount: £1,800  
Council: Enfield | Council Tax Band: D

 2  2  1  C 79

 **TARGET**  
RESIDENTIAL SALES & LETTINGS



Nestled in the vibrant area of Church Street (West) in Edmonton, London, this modern 2nd floor flat offers a delightful blend of comfort and convenience. Built in 2010, the property boasts a contemporary design that is both stylish and functional.

Upon entering the property, you are welcomed into a spacious reception room, ideal for both relaxing and entertaining. This bright living area opens onto a balcony, offering pleasant views and a fantastic outdoor space to enjoy.

The flat comprises two well-proportioned bedrooms, each providing generous space and privacy. There are two modern bathrooms, including a stylish en-suite to the principal bedroom, ensuring comfort and convenience for both daily routines and unwinding at the end of the day.

One of the standout features of this flat is the dedicated parking space for one vehicle, a rare find in London, making it an ideal choice for those who require easy access to their car.

This property is not only a home but also a gateway to the vibrant community of Edmonton and borders of Winchmore Hill, with local amenities, parks, and transport links just a stone's throw away. Whether you are a first-time buyer or looking to invest, this flat presents an excellent opportunity to enjoy modern living in a bustling area of London.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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:



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