



**STUNNING BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM THIRD, TOP FLOOR (WITH LIFT ACCESS) APARTMENT, STREAMSIDE CLOS, EDMONTON GREEN N9**

Secure (3rd) Top floor two double bedroom apartment with allocated secure off street parking. Set within the convenient sought after location, Streamside Close development, the property is just a 10 minute walk to Edmonton Green overground & tube stations, with direct links in to the City & West End & London capital wide. The property offers a wealth of features to include , spacious L shaped dual aspect reception room, two double bedrooms, modern fully equipped fitted kitchen and a stylish family bathroom with shower suite. Residents will benefit from a vast array of local amenities directly on your doorstep to include ASDA superstore, Edmonton shopping centre, leisure centre and a short walk to Edmonton overground & tube stations

**Streamside Close, Edmonton, London, N9 9XD**

**£1,900 pcm**

**HOBARTS ESTATE AGENTS - LONDON (North)**  
**8 CRESCENT ROAD**  
**Alexandra Park**  
**LONDON N22 7RS**

**[rent@hobartsproperty.co.uk](mailto:rent@hobartsproperty.co.uk)**  
**[www.hobartsproperty.co.uk](http://www.hobartsproperty.co.uk)**  
**0208 348 3333**





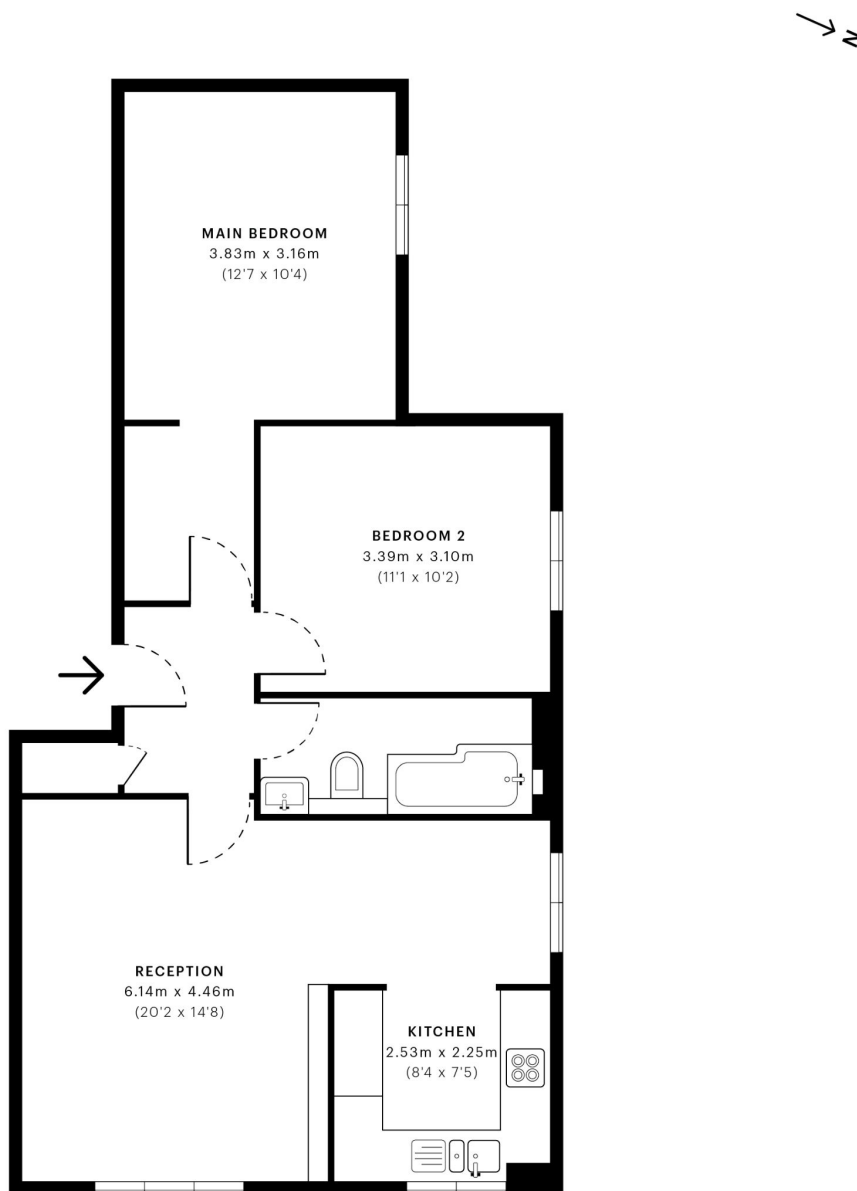
- Secure (3rd) Top Floor Apartment With Lift
- Two Double Bedrooms
- Modern Fully fitted Kitchen
- Good Decorative Order
- Gas Central Heating
- Close to Great Transport Links
- Excellent Local Amenities
- Spacious and Bright Lounge
- Modern Fully Fitted Bathroom
- Allocated Parking
- Streamside Close, Edmonton N9
- Moments From Tube/Overground Stations

## Streamside Close, N9

CAPTURE DATE 21/06/2022 LASER SCAN POINTS 25,855,387

GROSS INTERNAL AREA

61.54 sqm / 662.41 sqft



— Third Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property

61.54 sqm / 662.41 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height

60.32 sqm / 649.28 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 62.69 sqm / 674.79 sqft  
IPMS 3C RESIDENTIAL 61.58 sqm / 662.84 sqft

SPEC ID 62a746f7120ee30dc32140f7





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Streamside Close, Edmonton, London, N9

## Viewings:

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

## Contact:

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.