



Kidman Close, Gidea Park, RM2 6JQ
Asking Price £425,000

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**** RARE TO MARKET TWO BED DUPLEX APARTMENT WITHIN THE ENGINE HOUSE BUILDING AT RAILSTORE DEVELOPMENT, GIDEA PARK. ONE OF TWO WITHIN THIS SOUGHT AFTER BUILDING WITH MEZZANINE LEVEL & PERIOD FEATURES. TWO ALLOCATED PARKING SPACES ****

OC Homes are delighted to offer to the sales market this stunning two bed, two bath duplex apartment within the sought-after Engine House, part of the Grade II Listed Railstore development in Gidea Park. The property is one of just two apartments within the Engine House, and is located within walking distance to Gidea Park Station (Elizabeth Line) as well as a number of local amenities. The property boasts a private entrance, mezzanine level accommodation, lots of natural light, is well presented throughout, comes with two allocated parking spaces, and is one of the larger plots in the development at just shy of 1100 sq ft.

Situated within the renowned Railstore development in Gidea Park, the property is part of a sympathetically converted development in 2003 which was part of the Grade II listed Victorian industrial buildings on Kidman Close from the 1840s. The Engine House was converted into two distinct apartments with their own entrance and rarely come to market, setting this property apart from others.

Accommodation comprises; Ground Floor; private front entrance into entrance hall, a bright and spacious open-plan reception room with kitchen / diner, ground floor double bedroom, ground floor bathroom and stairs up to the first floor mezzanine level which comprises a reception area, large double bedroom and en-suite three piece bathroom. The property boasts period features throughout, including exposed brickwork, feature arched windows, and has lots of windows to each aspect, flooding the space with natural light.

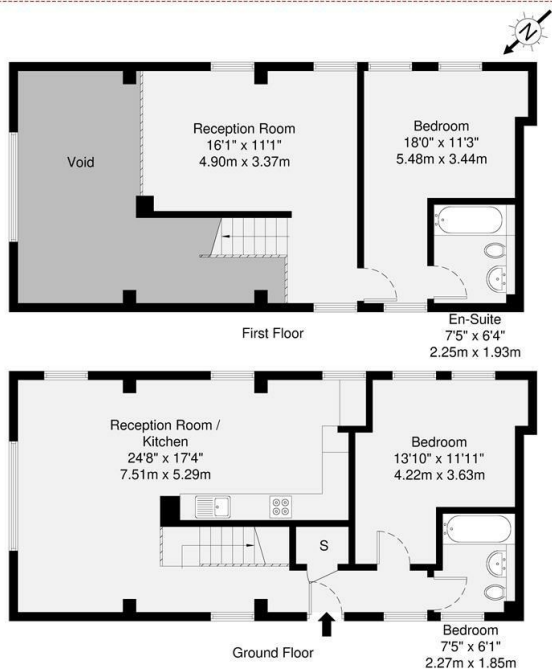
Further benefits include two allocated car parking spaces in addition to visitor spaces. The property is a true one off and bound to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now

- TWO BED TWO BATH APARTMENT WITH PRIVATE ENTRANCE
- ONE OF TWO WITHIN ENGINE HOUSE BUILDING
- GRADE II LISTED DEVELOPMENT
- LOTS OF PERIOD FEATURES
- MEZZANINE LEVEL
- TWO ALLOCATED PARKING SPACES
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

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.

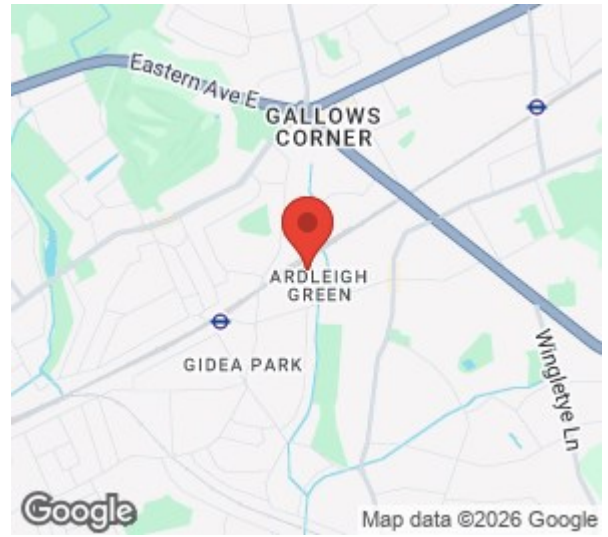




GROSS INTERNAL AREA (GIA) The interior of this property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Copper, Stainless, Tiling, Transoms etc.	RESTRICTED HEAD HEIGHT Lower than area under 1.5m
100.5 sq m / 1081 sq ft	1 sq m / 10 sq ft	0.0 sq m / 0.0 sq ft	0.0 sq m / 0.0 sq ft

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.

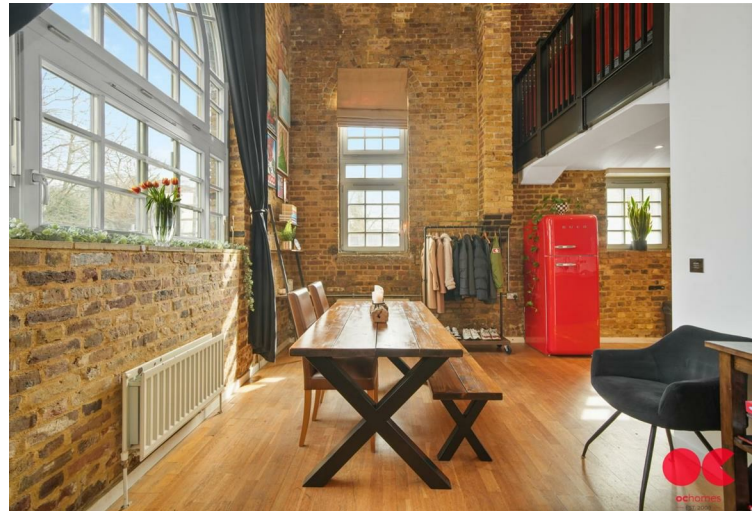
Maison VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			83
		69	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			79
		67	

England & Wales EU Directive 2002/91/EC



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