



Kidman Close, Gidea Park, RM2 6JN

Offers In Excess Of £300,000



**** TWO BED DUPLEX APARTMENT WITHIN SOUGHT AFTER DEVELOPMENT WITH PERIOD FEATURES AND ALLOCATED PARKING BY GIDEA PARK STATION ****

OC Homes are delighted to offer to the sales market this well presented two bed duplex apartment within this sought-after Grade II Listed development in Gidea Park, The Railstore. The property is located within walking distance to Gidea Park Station (Elizabeth Line) as well as a number of local amenities. The property boasts lots of natural light, is well presented throughout and ideal for buyers looking for a home full of character and charm in a sought after location.

Situated on the first and second floor of the North Block, 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. Accommodation comprises; first floor- entrance hall, reception room and kitchen, stairs up to second floor which comprises two double bedrooms and modern three piece bathroom suite. The property boasts original exposed brickwork and provides the perfect mix of modern living with period touches.

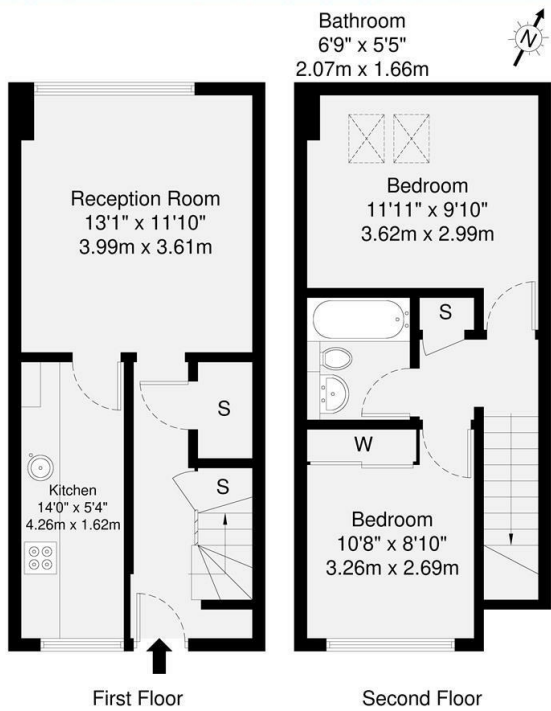
Further benefits include one allocated car parking space in addition to visitor spaces. The property is bound to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- TWO BED DUPLEX APARTMENT
- SOUGHT AFTER DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- ALLOCATED PARKING
- IDEAL FIRST TIME PURCHASE

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.





DISPOSABLE INTERNAL AREA (GIA)
The balance of this property: 60.2 sq m / 648 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe floor area: 2.6 sq m / 28 sq ft

EXTERNAL FEATURES
Climax, Heating, Terrace, Transoms etc.: 0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limiting clear area under 2.1m: 0.0 sq m / 0.0 sq ft

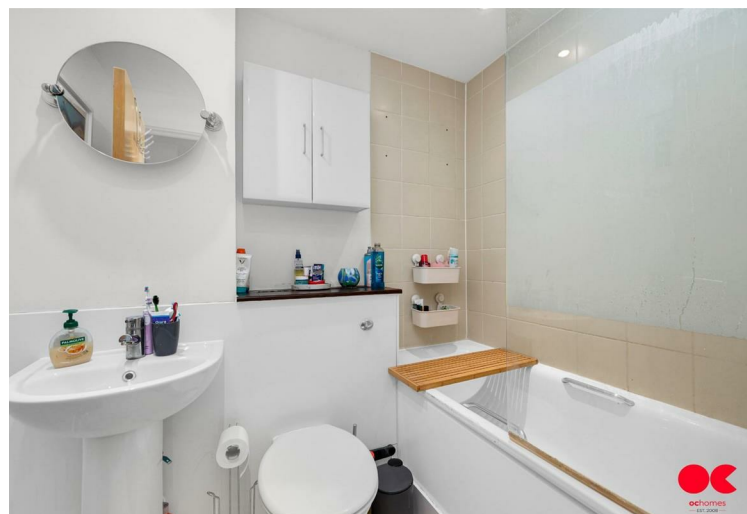
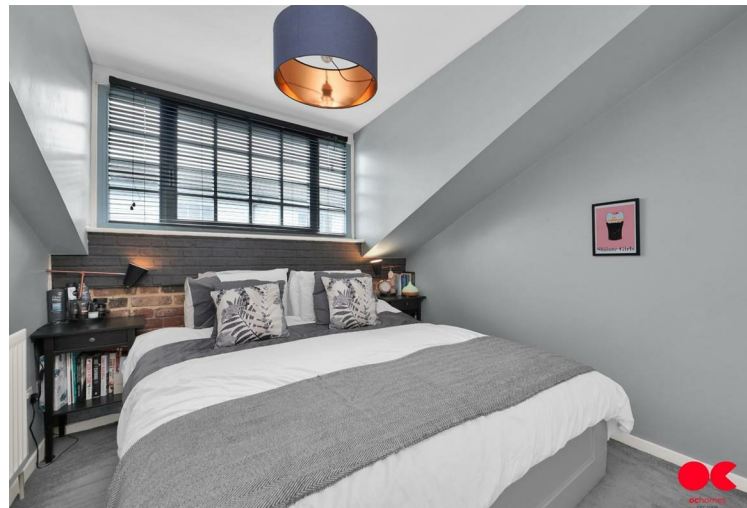
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
79	81

Environmental Impact (CO ₂) Rating	
Current	Potential
81	85



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.