

Pentland Close, London, N9

£390,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

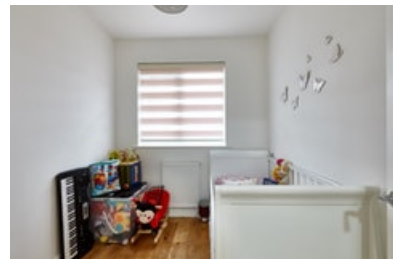
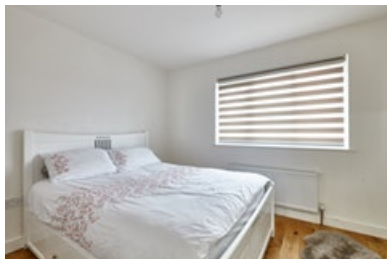
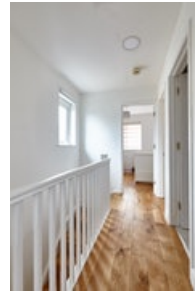
Housesimple is pleased to present this three bedroom semi-detached property located in Edmonton. This property consists of a spacious lounge, a sizeable kitchen and a downstairs toilet. The rear garden patio area is perfect for outdoor dining in the summer months. Head upstairs and you will fi

Key features:

- Close to local schools
- Close to local amenities
- Short walk to Edmonton station
- Easy to maintain front and rear garden

Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band E (£1901.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



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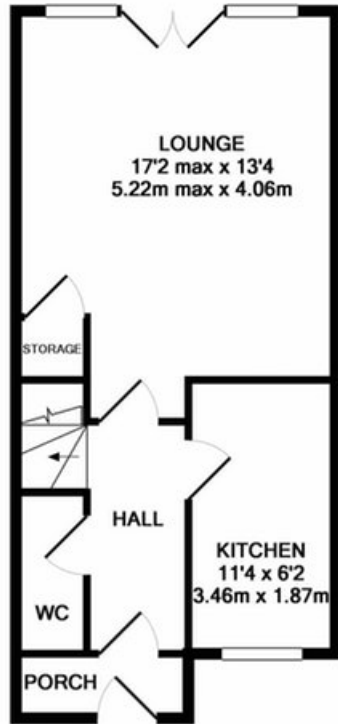
Head upstairs and you will find the master bedroom and two other single rooms in addition to the family sized bathroom. This property is perfect for any first time buyers looking to get onto the property ladder within the capital.

2 allocated parking spots, possibility to add drive at the front of the property.

Meridian Water Rail station due to open in May 2019, with links into Stratford and London Liverpool Street. Edmonton Green station is the nearest station with a 23 min commute into London Liverpool Street.

Do not miss out on this fantastic opportunity, please contact Houseisimple to arrange a viewing!

Floor plan:



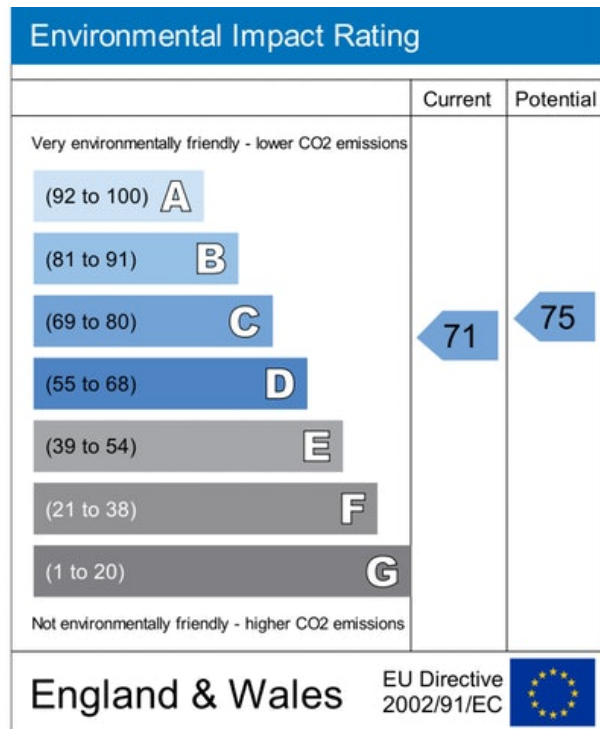
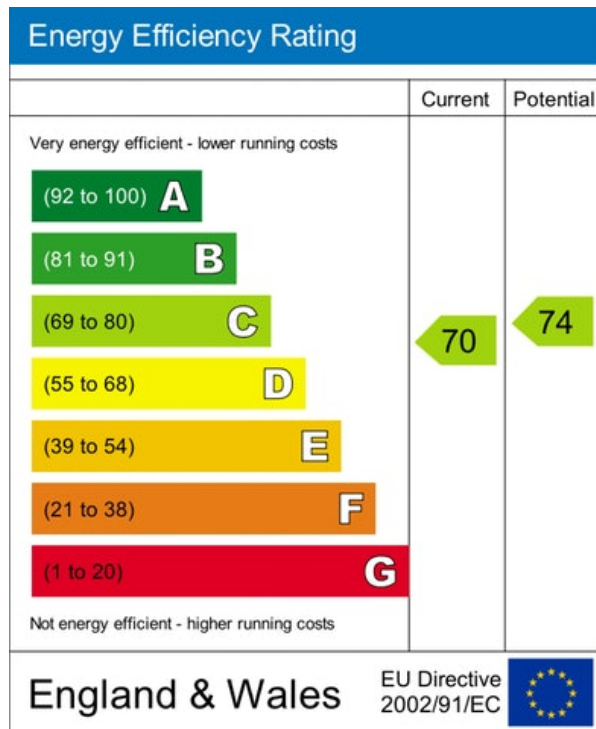
GROUND FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(35.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

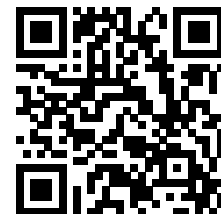
TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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