



## NORTH BLOCK, THE RAILSTORE, GIDEA PARK

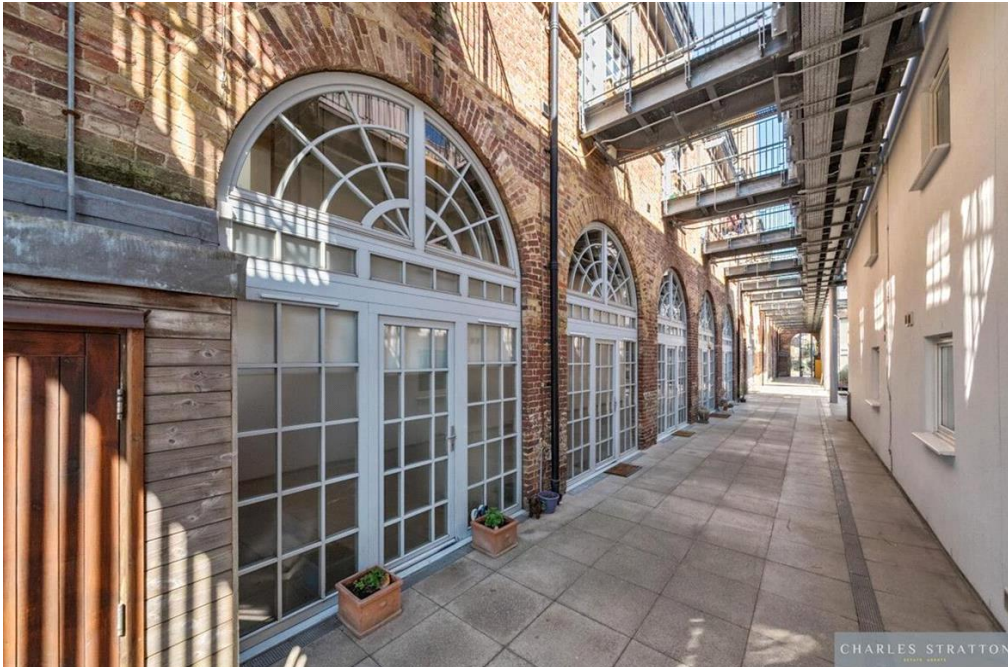
Two Bedroom Duplex Apartment | Grade 2 Listed Development | End Of The North Block Benefiting From Extra Natural Light | Open Plan Living Area And Kitchen | G.F.W.C. | Two Bedroom | Two En-Suites | Allocated Parking | Security Entry Phone System |

**Offers Over £350,000** Leasehold | 2 bedroom apartment for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS





Beautifully presented two-bedroom duplex apartment situate in the North Block at The Railstore, a superb Grade 2 Listed development.

The apartment is approached via Security Entryphone System to a communal area which leads to the front door. Accommodation comprises a spacious Living Room/Kitchen and Cloak Room W.C. to the ground floor. Stairs ascend to the second floor with a tall feature window providing a wealth of natural light where there are two well-proportioned bedrooms both with the benefit of En-Suites.

There is allocated parking for one vehicle.

**Tenure:** Leasehold (203 years)  
**Ground Rent:** £500 per year  
**Service Charge:** £2,082 per year  
**Parking options:** Residents



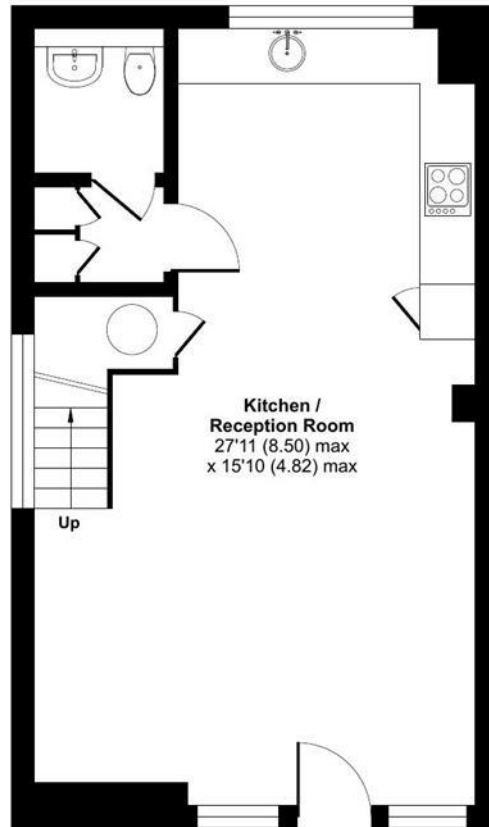




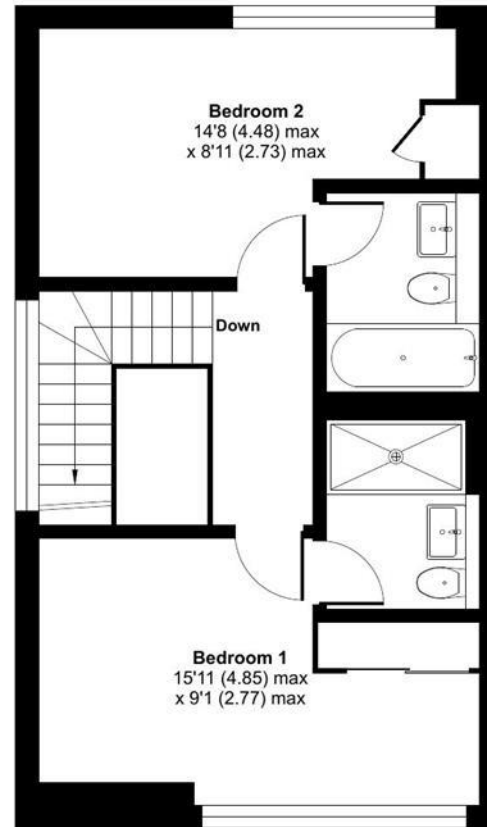
## Kidman Close, Gidea Park, RM2

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Stratton Estates Ltd. REF: 1271988

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	74	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		

Viewing by appointment only

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