



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 situated 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 (103 years)
Ground Rent: £500 per year
Service Charge: £2,082 per year
Parking options: Residents



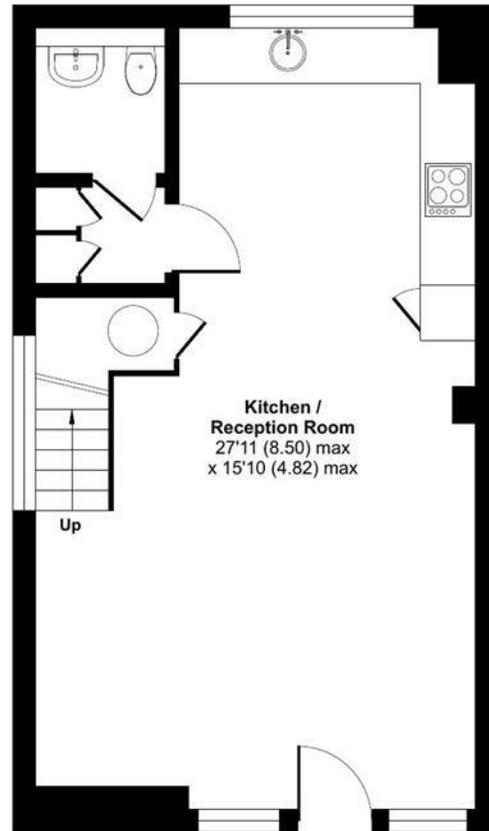




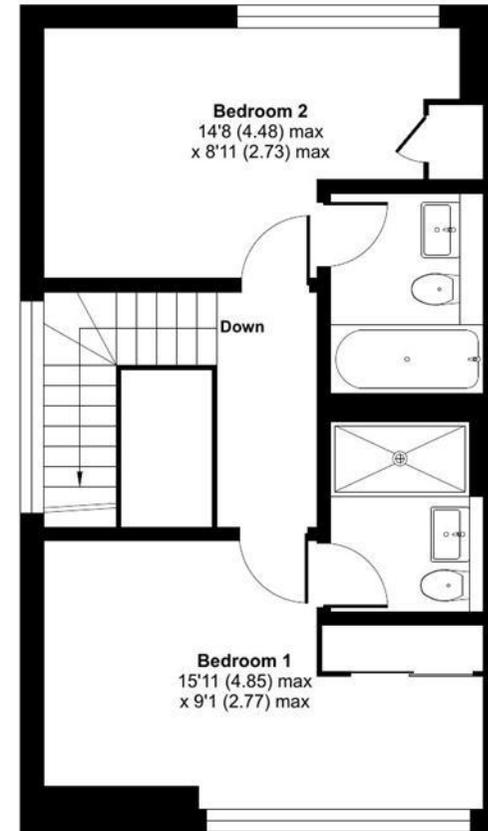
Kidman Close, Gidea Park, RM2

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	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	74 77
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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
Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>