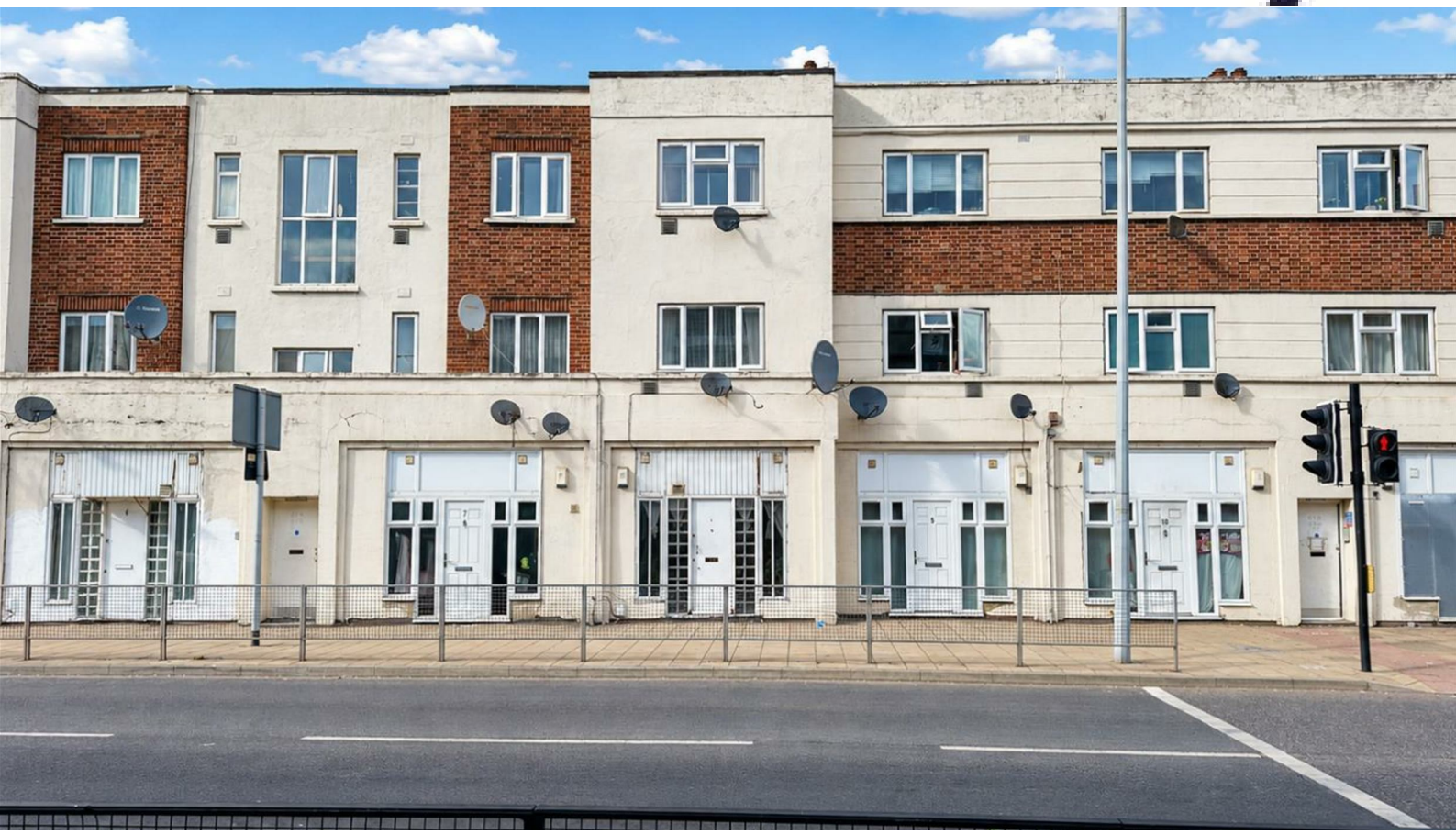


# 2A Aberdeen Road, London, N18 2EB
# £1,650 Per month

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We are pleased to present this well-presented two-bedroom flat, situated on the second floor of a residential property on Aberdeen Road in Edmonton, N18. Offering approximately 527.43 sq. ft. of accommodation, the property provides a comfortable and practical living space, ideal for professionals, couples or small families.

The flat features a spacious, separate reception room, offering ample space for relaxing and entertaining, alongside a separate fitted kitchen equipped with essential appliances, including an oven, hob, washing machine and fridge-freezer.

The property further benefits from two well-proportioned double bedrooms, both offering comfortable living accommodation, and a modern bathroom fitted with a bathtub, overhead shower, washbasin and WC. Double-glazed windows throughout the flat provide additional comfort and insulation, while neutral interior finishes and wood-effect flooring create a bright and welcoming atmosphere.

Conveniently located on Aberdeen Road, the property enjoys easy access to a wide selection of local shops, supermarkets, cafés, restaurants and other everyday







- Two-bedroom flat situated on the second floor (no lift)
- Two well-proportioned double bedrooms
- Spacious, separate reception room
- Separate fitted kitchen with essential appliances
- Modern bathroom with bathtub and overhead shower
- Double-glazed windows throughout the property
- Approximately 527.43 sq. ft. of total floor space
- Council Tax Band A (London Borough of Enfield) | EPC Rating C (72)
- Approximately 10 minutes' walk to Meridian Water Railway Station
- Approximately 14 minutes' walk to Silver Street Overground Station, with numerous shops, cafés, restaurants and local amenities nearby

147 Stamford Hill London, N16 5LG
**T.** 020-8800-9449 | **E.** info@maysgroup.co.uk
**www.maysgroup.co.uk**