



## Geary Court, N9 0TQ

Offers in Excess of £275,000

Leasehold

**Castles**

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In our opinion, a well presented two bedroom 7th floor purpose built apartment situated in Edmonton Green, with its shops and transport links. The property has features to include, two double bedrooms, one bedroom has ensuite, good views from balcony, Double glazing and is offered for sale on a chain free basis.

EPC Rating: C

Current: 77 Potential: 79

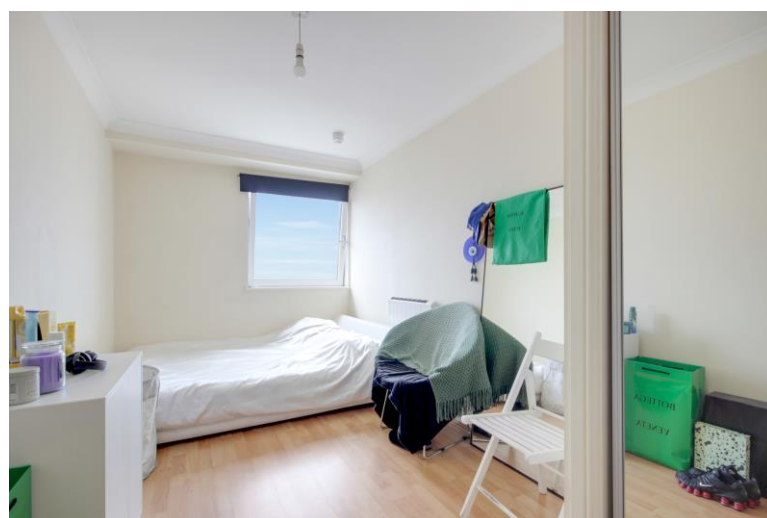
Council Tax Band: C

Lease: 108 years  
Service Charge: £256.00 pa  
Ground Rent: £0.00

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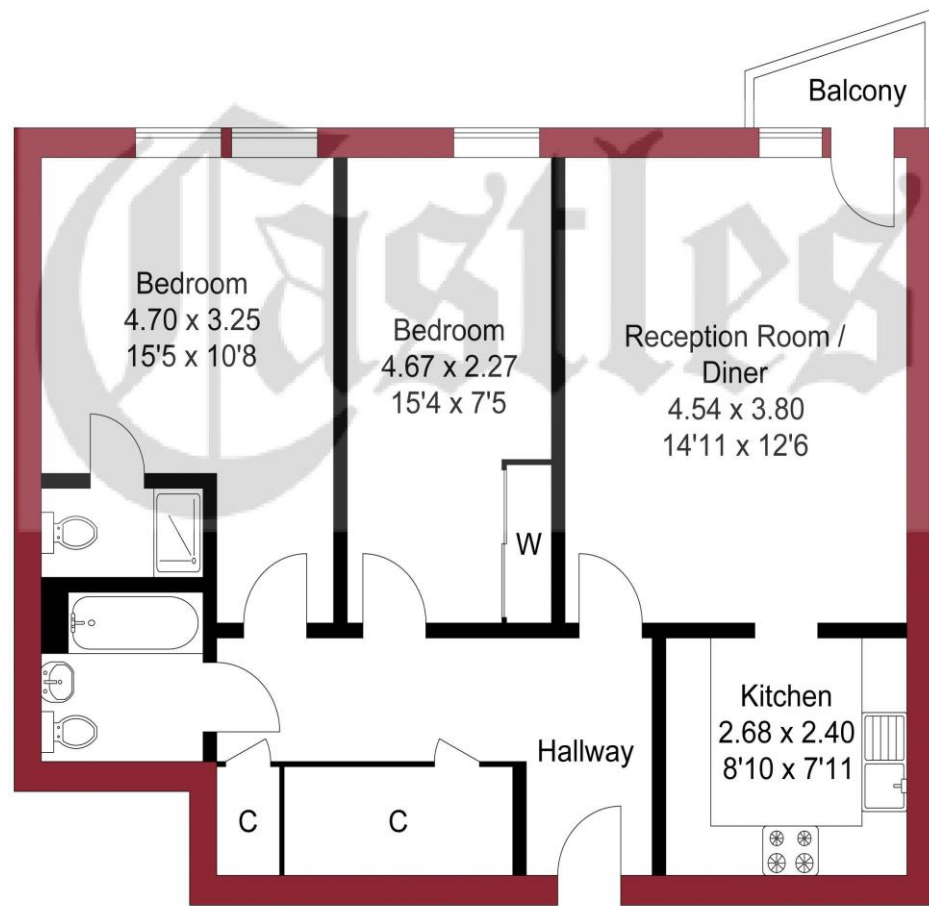
# Castles

020 8804 8123  
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APPROXIMATE GROSS INTERNAL AREA  
67.50 sqm / 726.56 sqft



SEVENTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### Why Edmonton?

Edmonton has a long, colourful history. Traditionally a working-class area, Edmonton has evolved dramatically in recent years. The area has for some time been a focus of rejuvenation and development, now boasting green spaces, a wide selection of schools, green spaces and leisure facilities. The recent multi-million-pound regeneration of Edmonton Green has brought new and modern housing, more retail, health care and leisure space. Edmonton is also included in the £1.5 billion Meridian Water Redevelopment Project, which will provide up to 3000 new jobs and 5000 new homes. With Pymmes Park, the Picketts Lock Leisure centre, the Lea Valley Park and the River Lea walk, as well as numerous recreational grounds and public gardens, Edmonton offers a wealth of activities and green spaces popular with families and working professionals looking for a little peace and quiet away from the bustling city centre of London.

### Architecture & Property

Over the years, Edmonton has undergone several refurbishment projects. As a result, there is a dazzling array of architecture in the area. With a little something for everyone, you'll find an eclectic mix of older style Victorian and Georgian properties with more modern new builds. There are also many ex-council builds and tower blocks from the 1960s and 70s, many of which have undergone renovation in recent years.

### Going Out

There are a number of excellent places to eat, drink and while the days and nights away in Edmonton. Cee Bee does the best barbeque chicken in Edmonton. There's also Lincoln's Patisserie – with exceptional Caribbean cakes, breads and pastries, the bakery is one of Enfield's best-kept secrets. There are a number of international restaurants in the area, owing to Edmonton's ethnically diverse population. Mazhil Restaurant, Kervan Sofrasi Restaurant, Su Restaurant and Capital Restaurant Edmonton all offer up delicious, authentic Turkish food. For seafood, Blue Nile is the local favourite, and for a kebab, be sure not to miss Klitos Authentic Greek Cuisine. There's also a Romanian restaurant called Casa Romaneasca. There are also several exceptional pubs in Edmonton, including the Railway Tavern, The Lamp and The Crown & Anchor.

### Local Amenities

- There are several national and independent supermarkets in Edmonton, including a large ASDA and the Edmonton Green Supermarket.
- Millfield Theatre put on a pantomime at Christmas for the community. They also host events for Black History Month every October.
- The London Festival of Architecture is held in London every June. The Enfield Council often put on several events to celebrate.
- There are a number of museums and art galleries near Edmonton in the surrounding communities of North London, including the William Morris Gallery and The Postal Museum.
- Go Karting Edmonton offers go-karting for people of all ages and abilities.
- Lee Valley Regional Athletics Centre is an award-winning training facility. It is the largest indoor and outdoor athletics facility.
- Edmonton Leisure Centre boasts a lovely swimming pool and sports hall. It also has a play centre.
- Odeon Lee Valley is a multiplex cinema nearby to Edmonton. There are also several Cineworlds across North London, including Wood Green.
- There is a golf course called The Lee Valley Golf Course nearby.

### Green Spaces

Families, walkers, joggers, and picnickers alike enjoy Edmonton's abundance of green space, which includes Pymmes Park, Lea Valley Park and the River Lea, in addition to a number of other leisure areas and public gardens. The New River, with a designated walking path, also passes through Edmonton.

In addition to the neighbourhood's cricket club, there are several athletic events and facilities including bicycle routes, fishing at Picketts Lock Leisure Centre, the Lee Valley Leisure Complex and the Edmonton Leisure Centre.

### Education

There are several exceptional primary schools in Edmonton, including Brettenham Primary School, Fleecefield Primary School, Raynham Primary School, St Josh and St James CofE Primary School and Wilbury Primary Schools.

Secondary schools include Aylward Academy and The Gladys Aylward School.

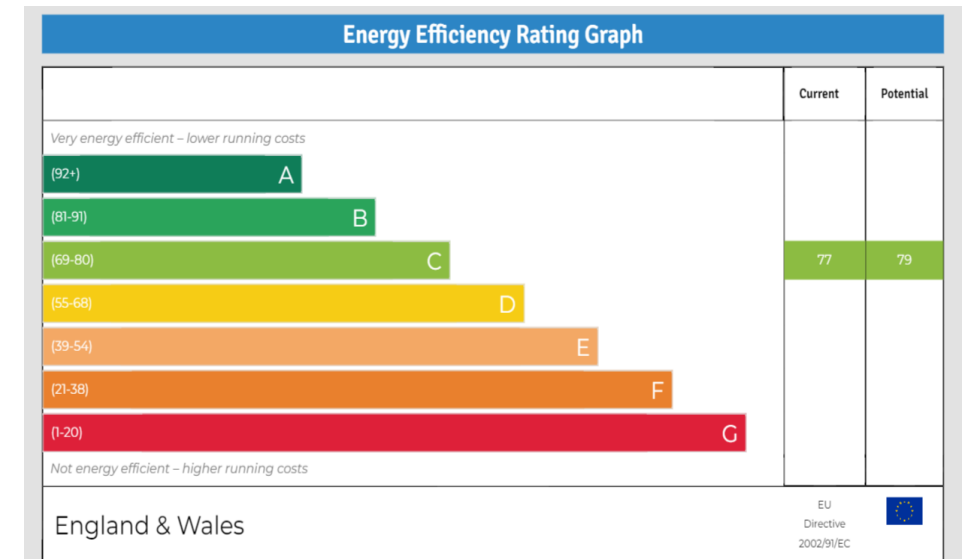
### Transport Links

#### Trains

Edmonton has two dedicated overground stations, Northumberland Park and Edmonton Green, that are served by The Great Northern Line and The Greater Anglia Line. The closest underground station is Southgate.

#### Buses

Edmonton is well connected to the rest of London via bus. Bus connections include the 217, 231, W8 and the night bus N279.



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