



**ABSOLUTE**  
PROPERTY

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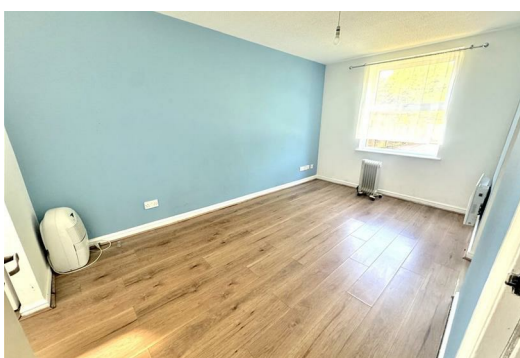
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**47 Millstream Close, London  
N13 6EF**

**Fixed Asking Price £180,000**

Absolute Property are pleased to offer this well presented purpose-built studio apartment. Set within this attractive gated development with communal underground parking. The property is located close to local shops, restaurants, bars and cafes, 0.5 miles of Palmers Green Station, 0.9 miles from Bowes Park station and only 1 mile from Bounds Green Station. Benefits include



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Hallway

Hallway leading to bathroom, lounge and 2 x storage cupboards. Wooden floors, standard single and double plug sockets, wall hung intercom system, switchboard located in hallway close to front door, neutral coloured décor, and hanging low voltage bulb from ceiling.

Lounge

Wooden floors, plug sockets, new PVC double glazed window, hanging low voltage bulb from ceiling, smoke alarm.

Kitchen

Wooden floors, white glossed finished low and head height draws and cupboards, stainless steel sink and drainer, MDF navy work tops, electric hob & oven, under counter fridge, washing machine, new PVC double glazed window, multiple plug sockets, wall heater, electric hot water system under kitchen sink.

Bathroom

Tiled floor to ceiling, three piece shower bathroom including; shower cubicle with electric power shower, low flush toilet system, glass shower screen, and wash basin, mirrored shelving unit, ventilation extractor fan, hanging low voltage bulb from ceiling, electric hot water system under wash basin.

Bedroom

Separate sleeping area, new PVC double glazed window, plug sockets, hanging low voltage bulb from ceiling.



| Energy Efficiency Rating                    |   |       |         | Environmental Impact (CO <sub>2</sub> ) Rating          |   |       |         |
|---------------------------------------------|---|-------|---------|---------------------------------------------------------|---|-------|---------|
| Very energy efficient - lower running costs |   | Score | Percent | Very energy efficient - lower CO <sub>2</sub> emissions |   | Score | Percent |
| (92-100)                                    | A |       |         | (100-100)                                               | A |       |         |
| (81-91)                                     | B |       |         | (90-100)                                                | B |       |         |
| (69-80)                                     | C |       |         | (80-90)                                                 | C |       |         |
| (55-68)                                     | D |       |         | (70-80)                                                 | D |       |         |
| (39-54)                                     | E |       |         | (60-70)                                                 | E |       |         |
| (21-38)                                     | F |       |         | (50-60)                                                 | F |       |         |
| (1-20)                                      | G |       |         | (40-50)                                                 | G |       |         |
| Not energy efficient - higher running costs |   |       |         | Not energy efficient - higher CO <sub>2</sub> emissions |   |       |         |
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