



£379,950  
Fitzwilliam Close, London N20



 2  
Bedrooms

 2  
Bathrooms

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0208 275 1555





**£379,950**  
**Fitzwilliam Close, London N20**



Mantlestates are Please to offer this well presented **TWO DOUBLE BEDROOM 2nd FLOOR FLAT** in **GATED DEVELOPMENT** with **EN-SUITE & BALCONY**. Fully fitted kitchen with integrated appliances, Lounge & Dining Area. Fully Double Glazed, under-ground allocated parking, residence gymnasium & communal gardens. **138 YEAR LEASE REMAINING & Offered CHAIN FREE.**

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**ENTRANCE HALL:**

Wood floor, video entry phone, storage cupboard, electric heater.

**LOUNGE AREA:** 3.38m x 3.06m (11.09ft x 10.04ft)

2 double glazed windows to the front aspect, carpet.

**DINING AREA:** 2.76m x 2.76m (9.06ft x 9.06ft)

Double glazed window to the front aspect, carpet, electric heater, double glazed door to the balcony.

**KITCHEN:** 1.83m x 2.47m (6.00ft x 8.10ft)

Spotlights, fitted fridge/ freezer, electric oven, electric hob, extractor, fitted washing machine, part tiled walls.

**BATHROOM:** 3.05m x 1.83m (10.01ft x 6.00ft)

Double glazed window to the side aspect, electrically heated towel rail, spotlights, wash hand basin with mixer tap, low-level flush w/c, panel bath with mixer tap, tiled floor, storage cupboard housing hot water cylinder, extractor fan.

**BEDROOM 1:** 4.90m x 3.05m (16.08ft x 10.01ft)

16.09 > 10.08 X 10.02 Double glazed window to the rear aspect, carpet, electric heater.

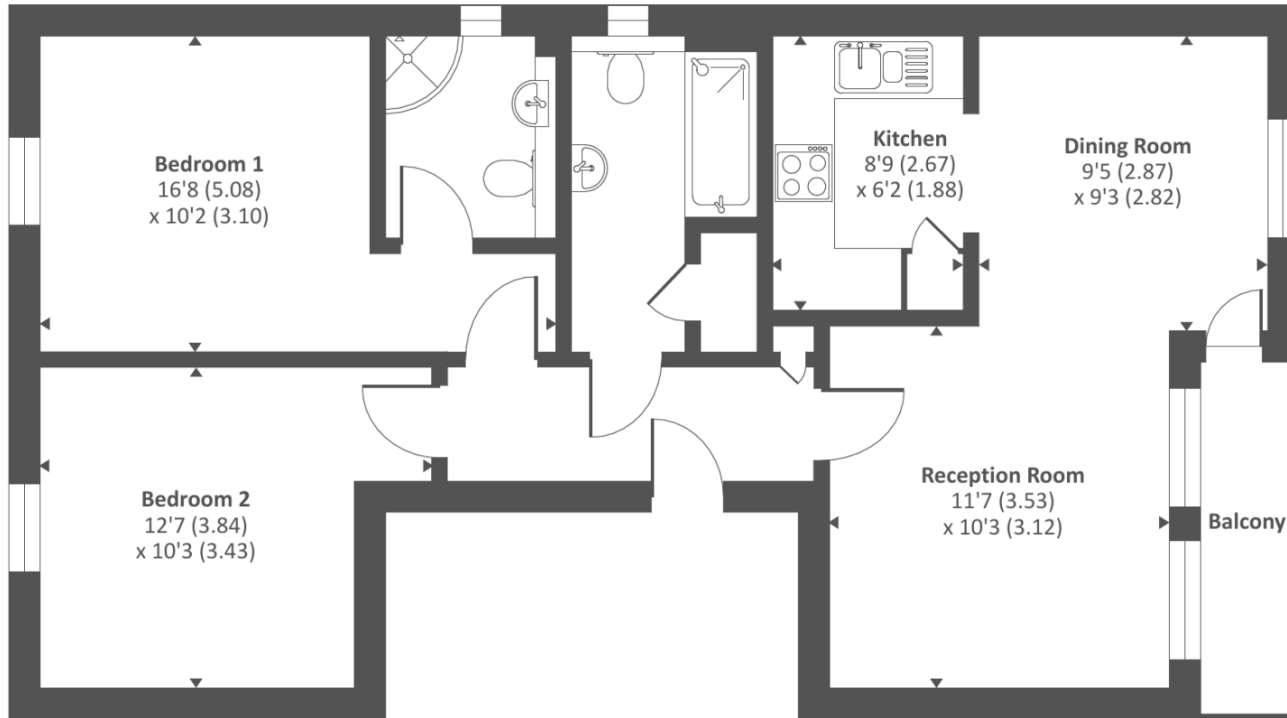
**EN-SUITE:** 1.85m x 1.54m (6.07ft x 5.05ft)

Double glazed window to the side aspect, walk-in shower cubicle, wash hand basin with mixer tap in vanity unit, low-level flush w/c, tiled floor, part tiled walls, spotlights, extractor, heated towel rail.


**BEDROOM 2:** 10.04ft x 13.00ft (120' 6" x 156' 0" )

10.03 x 13.00 > 10.03 Double glazed window to the rear aspect, electric heater, carpet.

Approximate Area = 694 sq ft / 64.4 sq m  
For identification only - Not to scale



Second floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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