



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BARNET



estates.com



estates.com

**£268,000**

**TENURE : LEASEHOLD**

**Sycamore close, Edmonton, London N9**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**IDEAL FIRST TIME BUYERS OR  
BUY TO LET**

**GROUND FLOOR**

**2 BEDROOM FLAT**

**SPASIOUS LOUNGE**

**LONG LEASE = 958 YEARS  
REMAINING**

**PEPPERCORN GROUND RENT**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



**2 BEDROOM GROUND FLOOR FLAT with LONG LEASE.** Very well located to Silver Street Train Station, Middlesex Hospital, Pymmes Park & Shopping Facilities. Ideal for First Time Buyers or Buy to Let.

**OFFERED CHAIN FREE.**

**ENTRANCE HALL:** 9' 05" x 4' 02" (2.87m x 1.27m)  
Carpet, entrance hall.

**LOUNGE:** 18' 04" x 10' 03" (5.59m x 3.12m)  
Double glazed window to rear aspect, carpet, electric heater.

**KITCHEN:** 7' 06" x 8' 02" (2.29m x 2.49m)  
Double glazed window to rear aspect, wall and base units, stainless steel sink drainer with mixer tap, part tiled walls.

**BEDROOM TWO:** 11' 00" x 5' 09" (3.35m x 1.75m)  
Double glazed window to front aspect, carpet, electric heater.

**BEDROOM ONE:** 11' 00" x 8' 04" (3.35m x 2.54m)  
Double glazed window to front aspect, carpet, electric heater, leading to wardrobe area...

**WARDROBE AREA:** 4' 06" x 4' 10" (1.37m x 1.47m)  
Carpet, sink with mixer tap.

**BATHROOM:** 7' 09" x 6' 08" (2.36m x 2.03m)  
Storage cupboard, panel bath, wash hand basin, low level flush water closet, tiled walls, tiled flooring.





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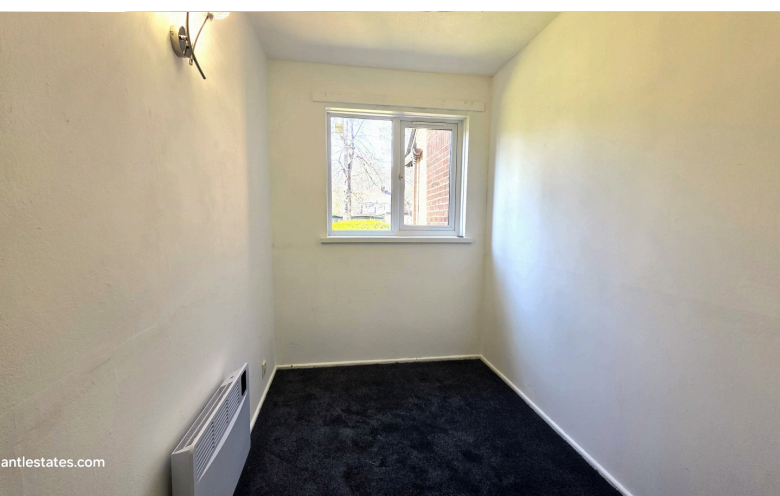
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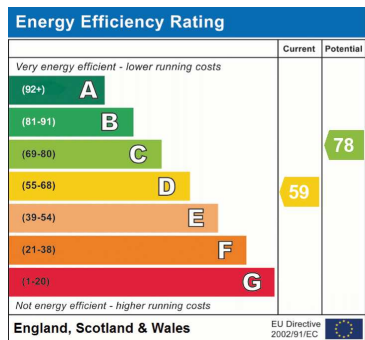
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