



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



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.

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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.

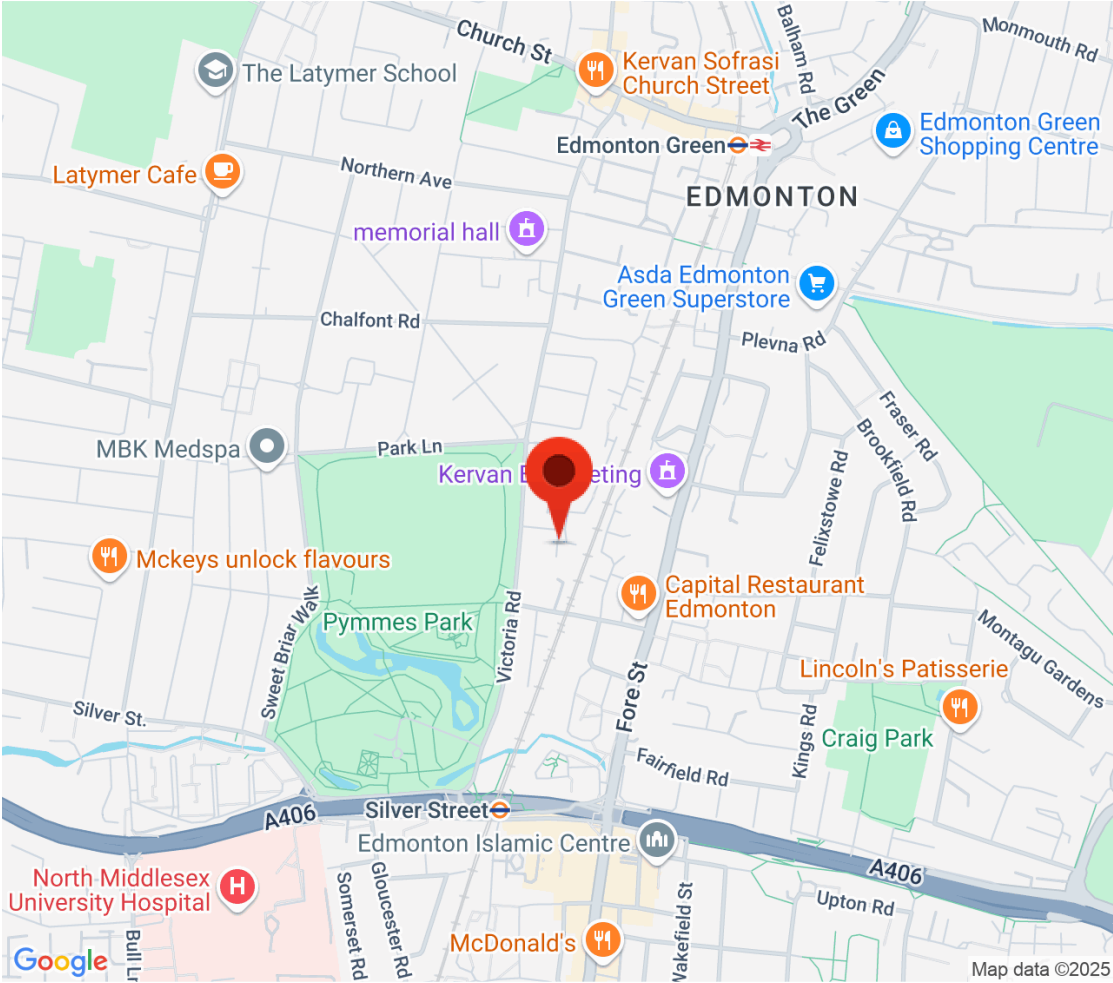
BATHROOM: 7' 09" x 6' 08" (2.36m x 2.03m)


Storage cupboard, panel bath, wash hand basin, low level flush water closet, tiled walls, tiled flooring.



£268,000

Sycamore close, Edmonton, London N9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Sycamore close, Edmonton, London N9

