



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£230,000

TENURE : LEASEHOLD

Wigston Close, Edmonton, London N18

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**ONE BEDROOM GROUND
FLOOR FLAT**

**NEAR TO SILVER STREET
TRAIN STATION**

MODERN FITTED KITCHEN

**SHORT WALK TO NORTH
MIDDLESEX HOSPITAL**

**DOUBLE GLAZED & GAS
CENTRAL HEATING**

**CURRENTLY RENTED AT
£1500 pcm**

Mantlestates

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



This one-bedroom flat, located in Edmonton at Wigston Close, N18, offers a practical living arrangement with a focus on functionality. The property comprises one bedroom, one bathroom, and a reception room. The layout is straightforward, allowing for efficient use of space. The flat's design caters to the needs of individuals or couples looking for a manageable home in a well-connected area.

The bedroom is adequately sized, providing a comfortable space for rest and relaxation. The bathroom is equipped with standard fixtures, ensuring convenience for daily routines. The reception room serves as a versatile area.

Situated in Edmonton, the flat benefits from its proximity to various local amenities. The area is known for its accessibility to public transport, making commuting straightforward for residents. Edmonton offers a range of shopping, dining, and recreational options, contributing to a balanced lifestyle. The property's location within the United Kingdom further ensures connectivity to broader national and international destinations.

Energy Performance Certificate (EPC) details are not provided, but prospective buyers are encouraged to inquire further to understand the energy efficiency of the property. Edmonton's community infrastructure supports a variety of lifestyles, with parks, schools, and healthcare facilities available within the vicinity.

ENTRANCE HALL: 6' 09" x 3' 09" (2.06m x 1.14m)

Carpet, entry phone. Carpet, entry phone system

LOUNGE: 14' 00" x 10' 01" (4.27m x 3.07m)

Double glazed window to rear aspect, carpet, radiator.

KITCHEN: 11' 00" x 6' 10" (3.35m x 2.08m)

Double-glazed window to rear aspect, storage cupboard, wall and floor standing kitchen units, extractor, gas hob, electric oven, gas central heating boiler, plumbed for washing machine, stainless steel drainer with mixer tap, part tiled walls, tiled flooring.

BEDROOM: 12' 06" x 10' 07" (3.81m x 3.23m)

Double glazed window to front aspect x 2, carpet, radiator.

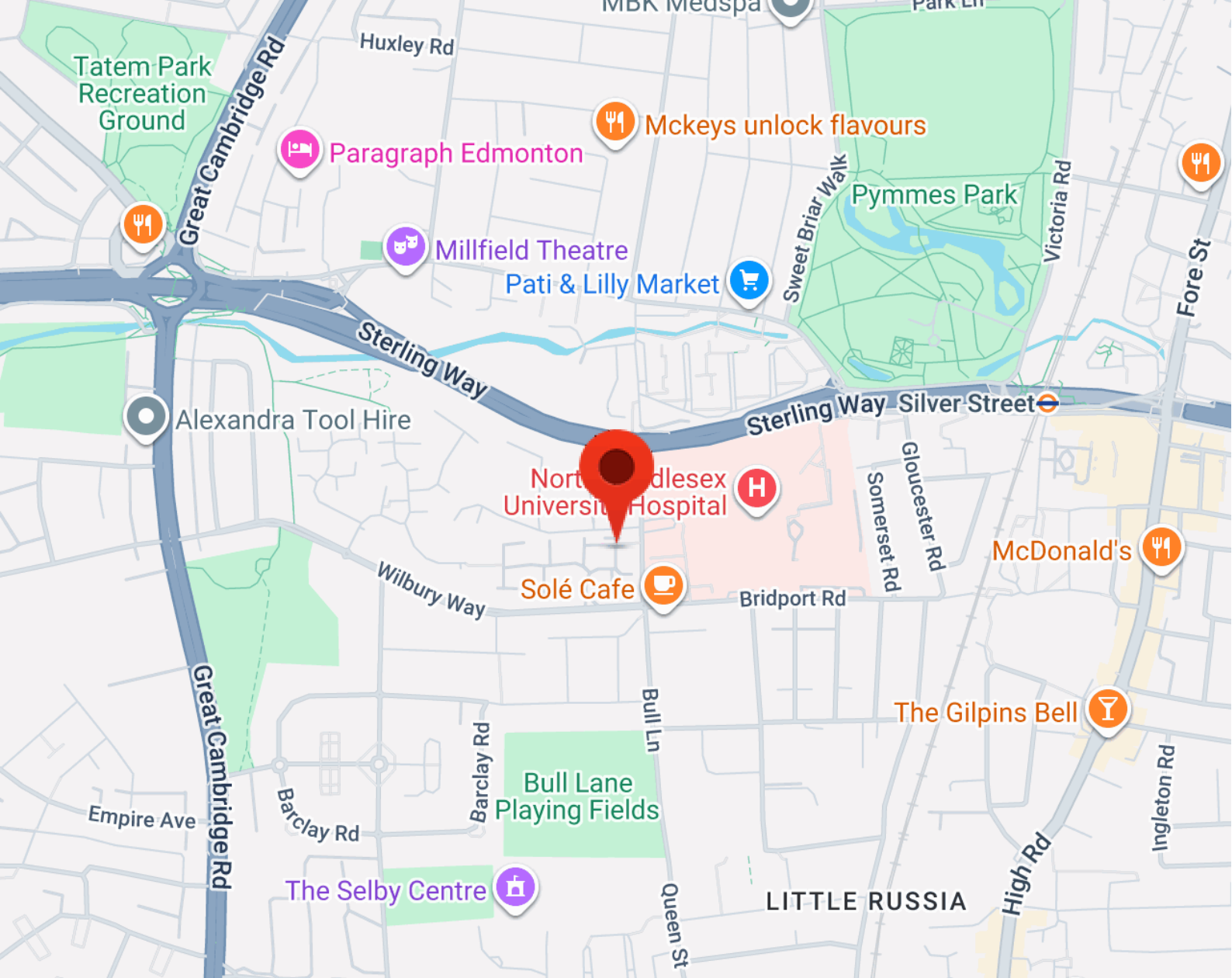
BATHROOM: 5' 10" x 6' 09" (1.78m x 2.06m)

Part tiled walls, tiled flooring, radiator, low level flush water closet, wash hand basin with mixer tap, panel bath with mixer tap and shower attachment, extractor.



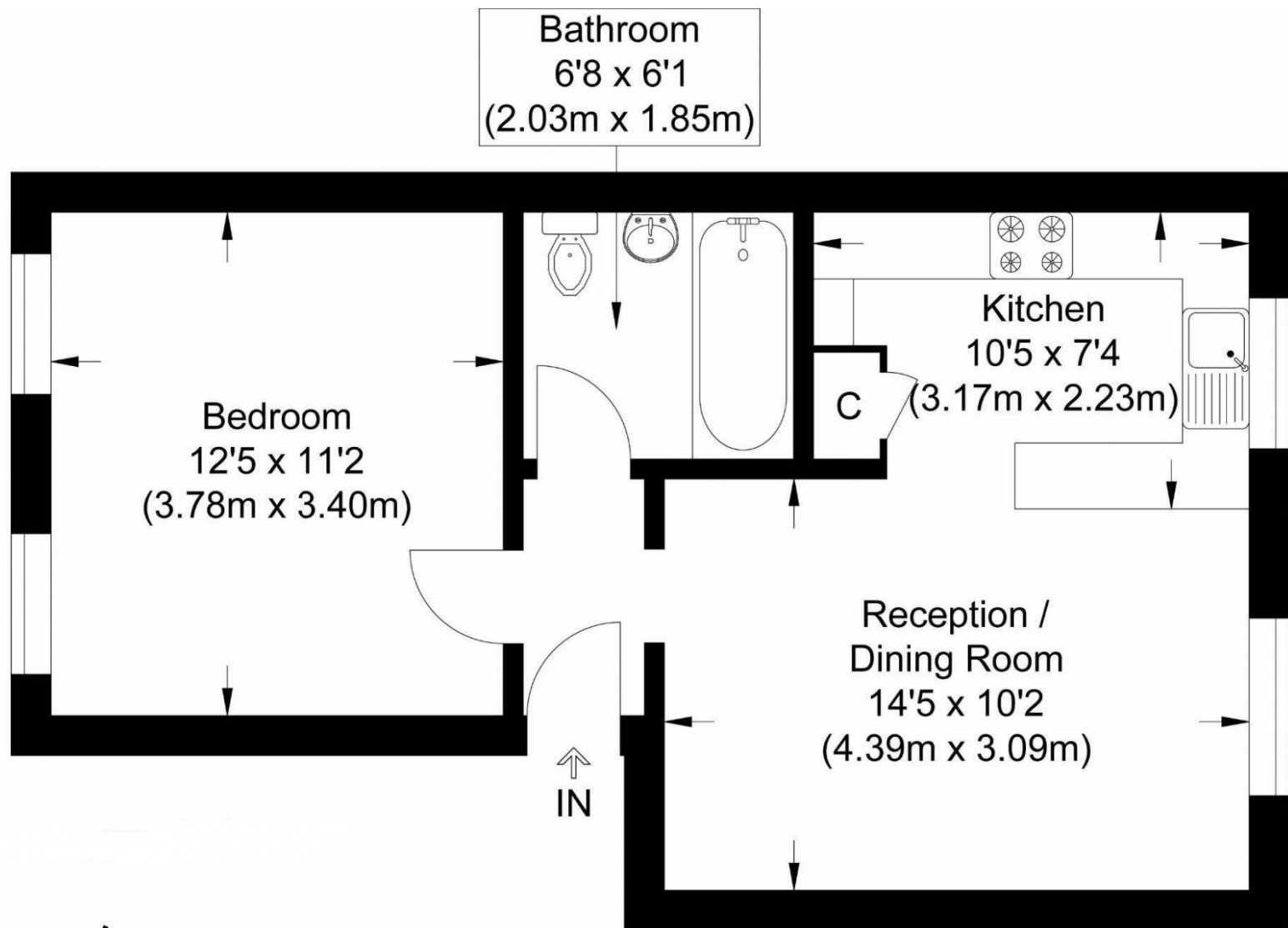






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Wigston Close, Edmonton, London N18



Wigston Close