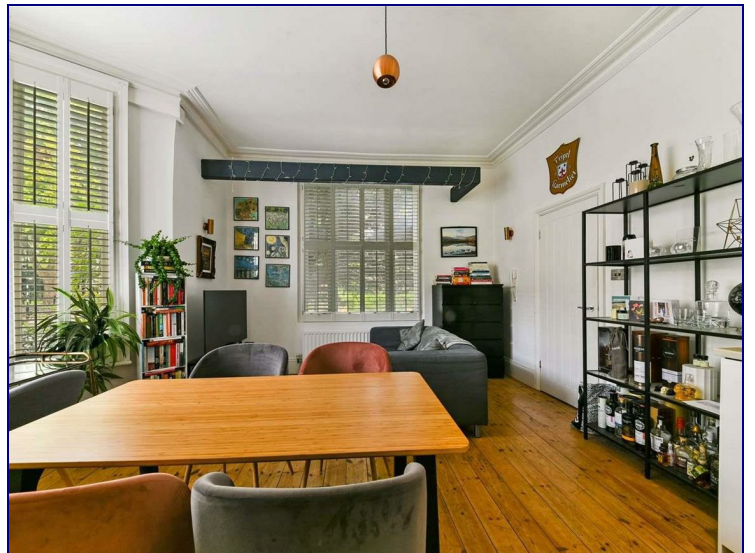


Moulins Road, London, E9 7EL



£2,500

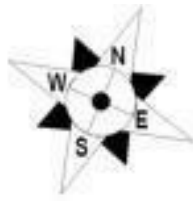
Kings are delighted to offer onto the market this stunning two-bedroom apartment, located on the ground floor of a Victorian house.

The apartment is in excellent condition throughout, and of particular note is the bright dual-aspect kitchen/reception room.

Accommodation comprises an entrance on the ground floor with a storage cupboard, two double bedrooms, a modern fitted shower room, and a bright open-plan reception/ kitchen room with a bay-fronted window.

The property boasts a landscaped front garden directly under the front bay window.





**GROUND FLOOR
GROSS INTERNAL FLOOR AREA
541 SQ FT / 50.3 SQ M**

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire
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