



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET

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**£1,275 pcm**

Milestone Close, Edmonton N9 9GA

**Bedrooms : 0**

**Bathrooms : 1**

**Reception Rooms : 1**

**STUDIO FLAT**

**SEPARATE KITCHEN &  
SLEEPING AREA**

**FIRST FLOOR**

**NEWLY DECORATED**

**SET IN QUIET LOCATION**

**NEAR EDMONTON GREEN  
TRAIN STATION & SHOPPING  
FACILITIES**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



This studio flat is situated on the first floor of a well-maintained building in the quiet location of Milestone Close, Edmonton, London, N9 9GA. The flat offers a separate kitchen and sleeping area, providing a functional layout for comfortable living. Recently redecorated, the property presents a fresh and clean environment.

The living area is spacious, with large window allowing ample natural light to fill the room. The separate kitchen is equipped with essential appliances, including an oven and washing machine, and features modern cabinetry and countertops. The sleeping area is distinct from the main living space, offering privacy and comfort.

The bathroom is fitted with a modern suite, including a bathtub with a shower, a toilet, and a washbasin. The flat is part of a quiet residential area, providing a peaceful living environment.

Located near Edmonton Green train station, the property offers excellent transport links to central London and surrounding areas. The nearby shopping facilities provide a variety of retail options, making daily errands convenient.

**ENTRANCE AREA:** 5' 10" x 3' 06" (1.78m x 1.07m)

Laminated flooring.

**BATHROOM:** 6' 06" x 5' 07" (1.98m x 1.70m)

Low-level flush water closet, wash hand basin with mixer tap, panel bath with mixer tap & shower attachment, extractor, part tiled walls, tiled flooring.

**LOUNGE AREA:** 10' 06" x 10' 04" (3.20m x 3.15m)

Double-glazed window to side aspect, laminated flooring, storage heater.

**KITCHEN:** 5' 08" x 8' 01" (1.73m x 2.46m)

Double-glazed window to rear aspect, wall units, electric hob, electric oven, stainless steel sink drainer with mixer tap, washing machine, part tiled walls, tiled flooring

**STORAGE CUPBOARD:** 2' 05" x 5' 09" (0.74m x 1.75m)

**BEDROOM AREA:** 7' 00" x 10' 04" (2.13m x 3.15m)

Double-glazed window to side aspect, laminated flooring, electric heater.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(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 	

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