



**Asking Price £540,000**

**London, N20**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Michael Steven**  
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Website: <https://mist.gnbproperty.com>



A gorgeous two bedroom first floor flat, with it's own private garden, plenty of character and amazingly located, with both the station and the High St, practically on your door step. The property offers double glazed, sliding box sash windows, to maintain it's original appearance which allows a mass of light to shine through. As one would expect, gas central heating is installed with a modern boiler. The kitchen is well fitted and the barhroom was refurbished only two years ago.

### **Lounge**

Double glazed windows into the bay, featurre gas fire place.

### **Kitchen**

Extensive range of wall and base units, incorporating: stainless steel sink unit, plumbed for washing machine, intergrated fridge freezer, oven and hob with hooded extractor fan, cupboard housing central heating boiler, worksurface, double glazed window to rear.

### **Bedroom 1**

Double glazed window to rear aspect.

### **BEDROOM 2**

Double glazed window to rear aspect.

### **BATHROOM**

Recently fitted bathroom with new suite, comprising of panel enclosed bath with mixer tap and shower attachment, wash hand basin, w.c. partly tiled walls.

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

Address: London, N20