

## Wigston Close, Edmonton, N18 1XQ

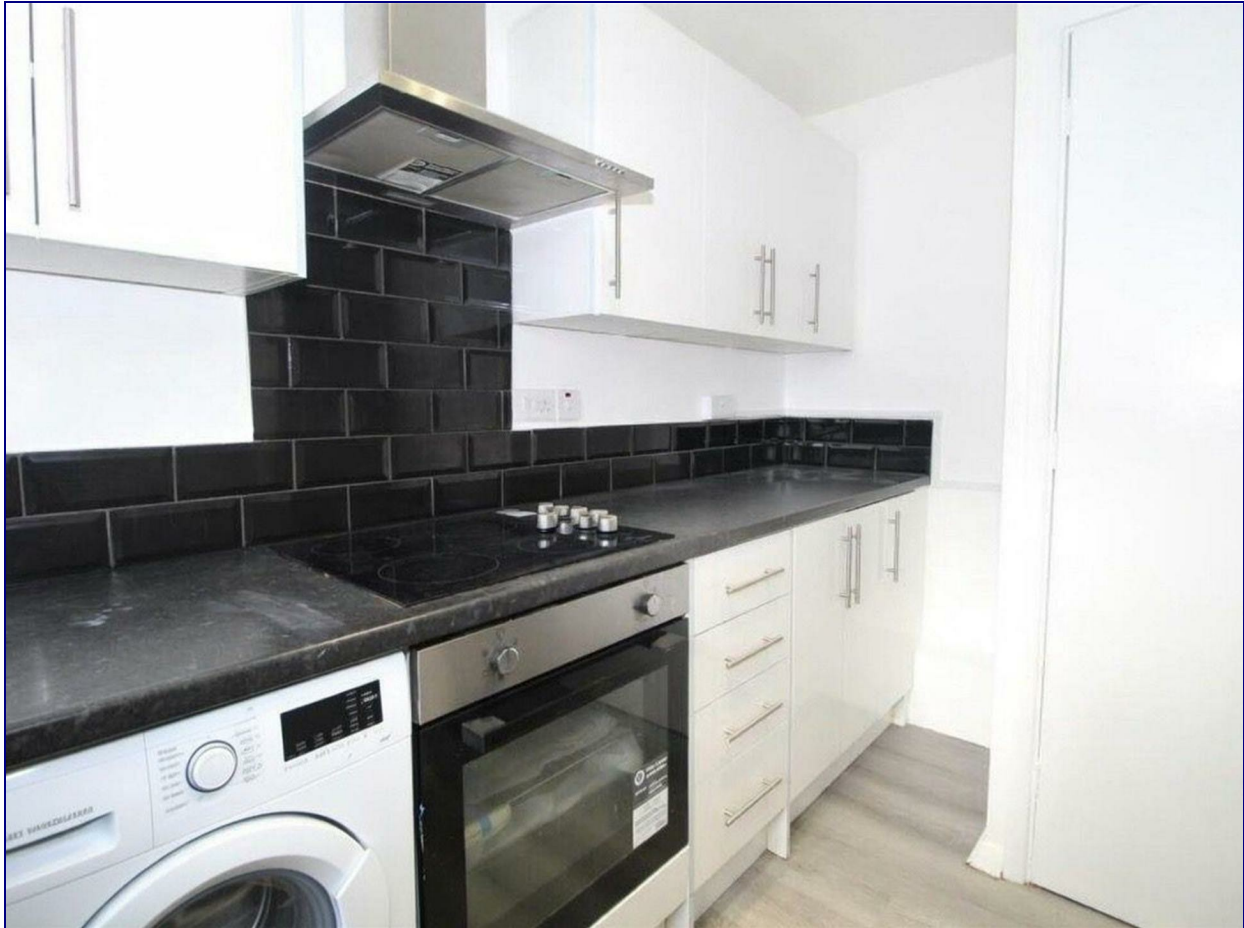


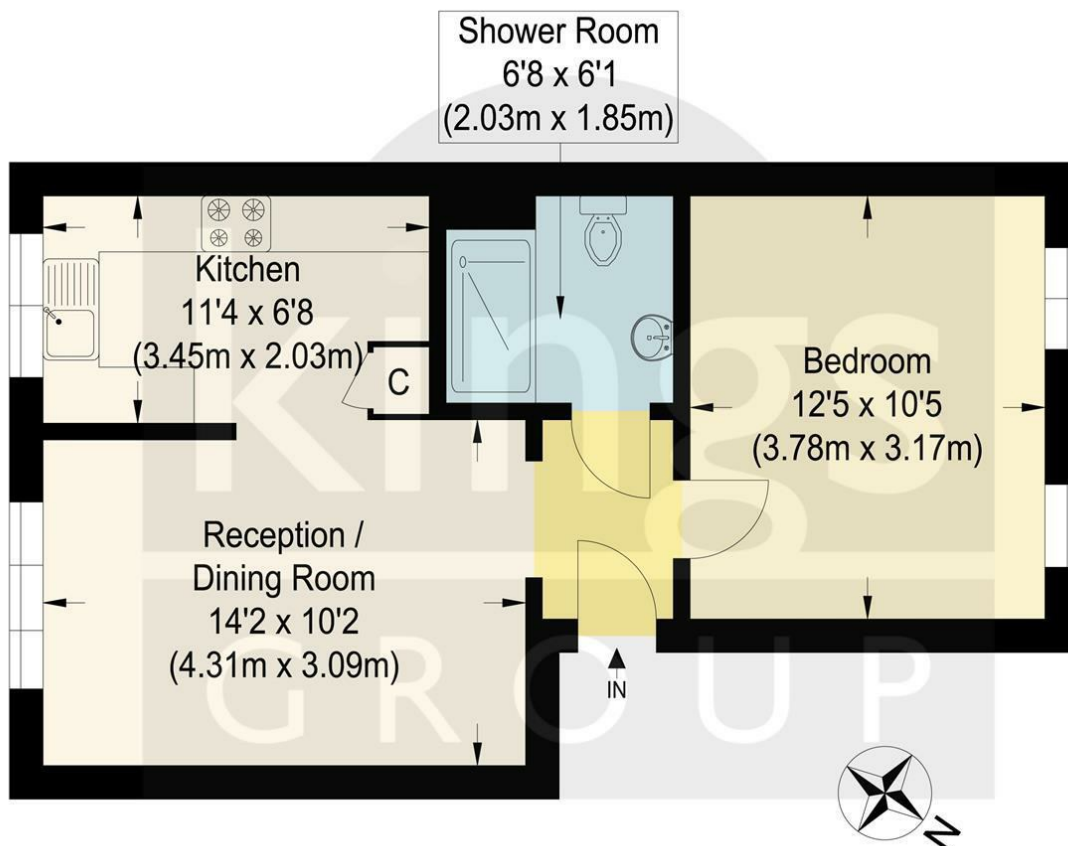
**£1,400 PCM**

Ground Floor One Bedroom Flat located in Upper Edmonton, N18.

Occupants will benefit from ample parking and secure phone entry systems. The property offers a great size lounge leading to a fitted kitchen, shower room and double bedroom with fitted storage.

Silver Street Rail Station is close by with regular service connections into London Liverpool Street. You will also find North Middlesex Hospital a stones throw away aswell as Fore Street with its array of shops, restaurants and amenities. A10 and A406 are within a short distance giving great access to surrounding areas.





Ground Floor

## Wigston Close

Approximate Gross Internal Floor Area : 39.50 sq m / 425.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		