



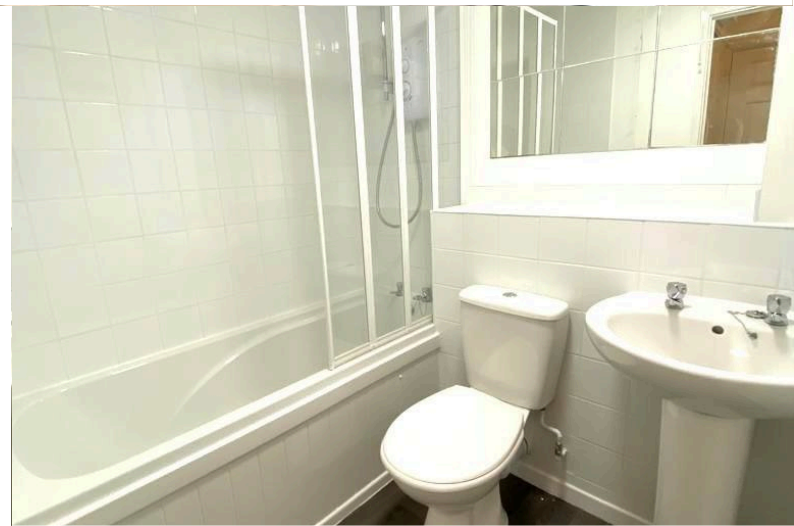
BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£225,000

TENURE : LEASEHOLD

Crosskeys Close, London N9 7AD

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**ONE BEDROOM GROUND
FLOOR FLAT**

MODERN FITTED KITCHEN

DOUBLE GLAZED

MODERN BATHROOM

OUTSIDE COURT YARD

GENERATING £1350 PCM

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Located in Cross Keys Close, London, this one-bedroom ground floor flat presents a modern and efficient living space. The property includes a well-appointed bedroom, a modern bathroom, and a reception area that complements the overall layout. The kitchen is fitted with contemporary appliances, offering a practical space for cooking and dining. Double glazing throughout ensures energy efficiency and noise reduction, enhancing the comfort of the flat.

The bathroom is designed with modern fixtures, providing a clean and functional space. An outside courtyard offers a private outdoor area, ideal for relaxation or small gatherings. The flat is currently generating a rental income of £1350 PCM, making it an attractive option for investors.

The property is situated in a convenient location with access to local amenities and transport links. The energy efficiency rating is a solid C, with a current score of 70 and a potential of 79, indicating lower running costs and a comfortable living environment.

This flat offers a blend of modern living and investment potential in a desirable area of London.

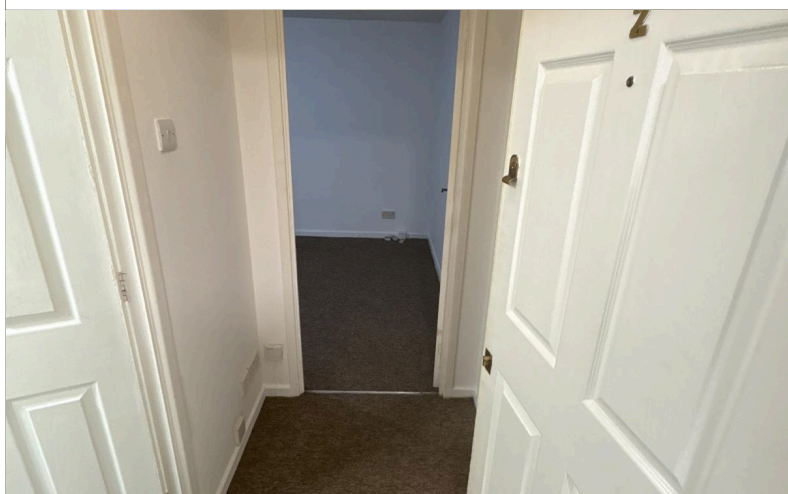
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Crosskeys Close, London N9 7AD