



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£224,000

TENURE : LEASEHOLD

Acworth Close, Edmonton London, N9

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**ONE BEDROOM TOP FLOOR
FLAT (2nd floor)**

SPACIOUS LOUNGE

LARGE KITCHEN

DOUBLE GLAZED

WELL PRESENTED

ALLOCATED PARKING

Mantlestates

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

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



Mantlestates are pleased to offer this ONE BEDROOM 2nd floor flat (top floor) for sale. Set in a quiet location, allocated parking, and easy reach to Edmonton Green train station. The property benefits from a spacious lounge, double-glazed, and a large bedroom. Ideal for first-time buyers and buy-to-let. offered chain free. Renewing the lease will cost £7000 & will then be 179 years lease.

ENTRANCE HALL: 7' 09" x 3' 08" (2.36m x 1.12m)

(7'09" x 3'08") x (6'03" x 4'08") Entry phone system, carpet, storage heater, loft access, storage cupboard.

LOUNGE: 18' 04" x 9' 06" (5.59m x 2.90m)

15'03" x 18'04" x 9'06" Double-glazed window to rear aspect, carpet, storage heater.

KITCHEN: 7' 10" x 7' 00" (2.39m x 2.13m)

Double glazed window to rear aspect, wall and floor standing units, stainless steel sink drainer with mixer tap, plumbed washing machine, extractor hood, part tiled walls, wall heater.

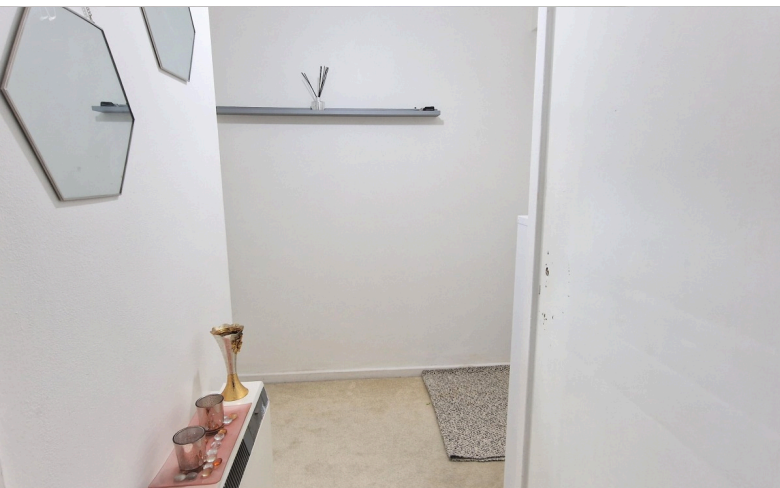
BEDROOM: 14' 9" x 10' 02" (4.50m x 3.10m)

Double-glazed window to rear aspect, carpet, electric heater, storage cupboard.

BATHROOM: 8' 02" x 4' 08" (2.49m x 1.42m)

Panel bath with mixer tap, wall-mounted electric shower, low-level flush water closet, wash hand basin with mixer tap, part tiled walls, electric wall-mounted heater.







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: 39 Acworth Close, London, London, N9 8PJ