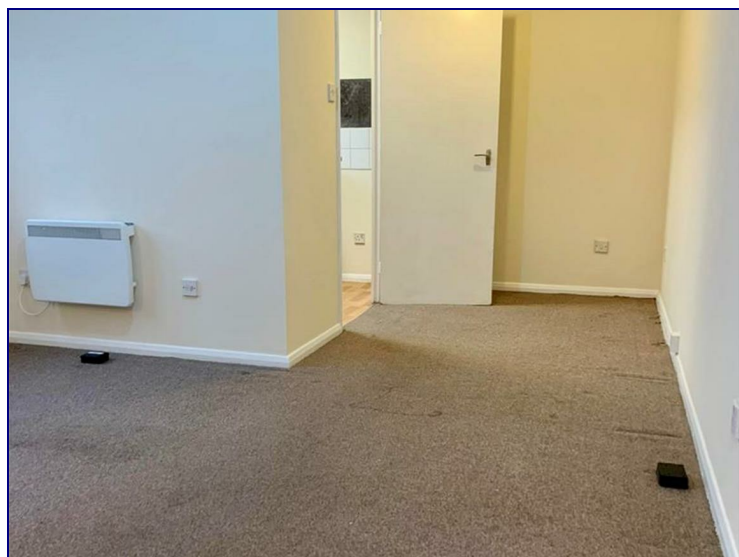


Linnet Close, London, N9 8UH



£850


****NEW TO THE MARKET!!** ***SPACIOUS GROUND FLOOR STUDIO*****


This flat includes a GOOD SIZE reception room with a SEPARATE sleeping area, fitted kitchen and bathroom suite which are both separate from the reception room. Occupants would benefit from a free car park, communal garden and entry phone access for security.

Walking distance to Edmonton Green train station and the local shopping center. Minutes walk from The Meridian Way which links to the A406!!

AVAILABLE NOW! CALL TO BOOK A VIEWING!!



| 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 |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

