



69 Milestone Close, London N9 9GA

£224,999

Leasehold

- One Bedroom Flat
- Reception
- Great Investment or First Property
- Easy Access to A10, A406 & M25

- Bathroom
- Kitchen
- Close to local amenities



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## Entrance Hall

Door entry phone system, electrical fuse box, loft hatch, door to reception, bedroom, bathroom.

## Bedroom 10'10" x 10'5" (3.3m x 3.18m)

Window to Front aspect, power points, laminate flooring, built in wardrobe.

## Reception 15'0" x 12'3" (4.5m x 3.12m)

Window to rear aspect, power point, laminate flooring, door to kitchen.

## Kitchen 11'8" x 5'11" (3.56m x 1.80m)

Window to rear aspect, lino flooring, power points, stainless steel sink, mixer taps, tiled splash backs, extractor fan, plumbing for washing machine, door to reception.

## Bathroom 7'4" x 5'11" (2.24m x 1.80m)

Low flush w.c, wash hand basin, panel bath, fully tiled walls, tiled flooring, electric shower, extractor fan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	79
(55-68)	<b>D</b>	59
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC