



## 115 Barbot Close, London, N9 9XQ

- AVAILABLE NOW WITH LANES LETTINGS!
- TOP FLOOR STUDIO APARTMENT
- PERMIT PARKING
- SEPERATE SLEEPING AREA

AVAILABLE NOW!! This charming top floor studio apartment located in the highly sought-after area of Barbot Close in Edmonton, is ready to move into as soon as possible. This newly decorated and carpeted flat offers a delightful living space, perfect for individuals or couples seeking comfort and convenience.

As you step inside, you are welcomed by an entrance hallway that provides ample storage, following on from this, you will find a well-appointed three-piece bathroom. The spacious living area is designed for relaxation and enjoyment, seamlessly leading to a separate sleeping area that boasts fitted wardrobes, providing plenty of storage for your belongings. The kitchen area is equipped with essential appliances.

£1,200 PCM



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 <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			
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