



A larger than average and well presented one bedroom ground floor flat situated close to the North Middlesex hospital and the A406 /A10 road links. The property has features that include: double glazing, a long lease and a 17' ft bedroom.

**Wigston Close  
N18**

**Offers in excess of  
£220,000 L/H**

**GROUND FLOOR:**

**ENTRANCE:**

Secured entrydoor to communal hallway to front door to hall

**HALLWAY:**

Storage heater, wood laminate flooring, entry phone, 2 x storage cupboards, doors to reception, bedroom and bathroom

**RECEPTION:**

16' 4" x 17' 10" (4.97m x 5.43m); L-shaped: narrowing to 10' 5" x 6' 10" (3.17m x 2.08m); Double glazed window to rear aspect, double glazed window to side aspect, 2 x storage heaters, wood laminate flooring, TV point, telephone point, entrance to kitchen

**KITCHEN:**

11' 5" x 6' 10" (3.48m x 2.08m); Fitted wall and base units with roll edge worktops, space for fridge/freezer, stainless steel sink/drainer unit with mixer tap, space for gas cooker, plumbed for washing machine, double glazed window to rear aspect

**BEDROOM:**

17' 0" x 10' 3" (5.18m x 3.12m); Double glazed window to side aspect, wood laminate flooring, storage heater, built-in wardrobe

**BATHROOM:**

6' 5" x 6' 1" (1.95m x 1.85m); Panel bath with mixer tap and wall mounted electric shower, hand wash basin with mixer tap, low flush wc, extractor, tiled walls, tiled floor

**PARKING:**

Communal off street parking

**EPC:**

EER: D

**VIEWINGS:**

Strictly by appointment

ref: CSE2360