



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£289,950

TENURE : LEASEHOLD

Chaucer House, Bells Hill, High Barnet EN5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM FIRST FLOOR
FLAT**

LARGE LOUNGE

GOOD SIZE BEDROOMS

FITTED KITCHEN

GAS CENTRAL HEATING

DOUBLE GLAZED

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to offer this well-presented 2-BEDROOM FIRST FLOOR FLAT. Benefiting with spacious LOUNGE/DINER, fitted kitchen, and 2 good sized bedrooms. Very near to Barnet Hospital and easy access to High Barnets shopping Facilities and transport links.

HALL WAY: 8' 10" x 3' 09" (2.69m x 1.14m)

8'10" x 3'09" < 6'00" Carpet, coving to ceiling, storage cupboard x 2.

FRONT BEDROOM: 7' 10" x 9' 04" (2.39m x 2.84m)

Double glazed window to front aspect, carpet, double radiator, coving to ceiling.

FRONT BEDROOM: 10' 04" x 13' 00" (3.15m x 3.96m)

Double glazed window to front aspect, carpet, double radiator, coving to ceiling.

BATHROOM: 7' 06" x 4' 06" (2.29m x 1.37m)

Tiled walls, tiled flooring, heated towel rail, low-level flush water closet, panel bath with mixer tap, electric wall-mounted shower, extractor, wash hand basin with mixer tap.

LOUNGE: 17' 00" x 11' 00" (5.18m x 3.35m)

Double glazed window to rear aspect, carpet, coving to ceiling, double radiator.

KITCHEN: 8' 07" x 7' 04" (2.46m x 2.24m)

Wall and floor standing kitchen units, electric oven, electric hob, plumbed washing machine, stainless steel sink drainer with mixer tap, gas central heating boiler, tiled walls.

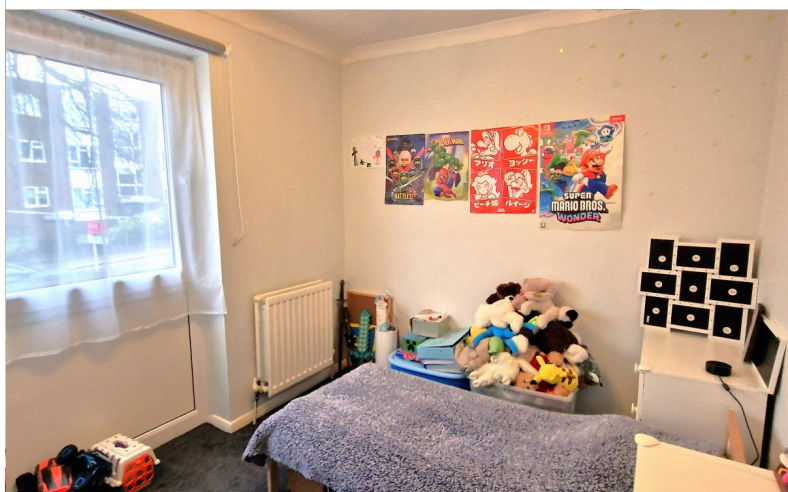
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

Address: Chaucer House, Bells Hill, High Barnet EN5

