




Asking Price £355,000  
Welbeck Road, East Barnet EN4



 2  
Bedrooms

 1  
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |  
office@mantlestates.com

0208 275 1555



Asking Price £355,000  
Welbeck Road, East Barnet EN4



Mantlestates are pleased to offer this **VERY WELL PRESENTED GROUND FLOOR FLAT WITH GARDEN**, offering 2 double bedrooms, spacious lounge, fitted kitchen, **LONG LEASE** & very well located to East Barnet's shopping facilities, schools and coffee shops. Also benefitting with being within a short distance to **OAKLEIGH PARK TRAIN STATION** (direct access to Kings Cross/Moorgate via Finsbury Park). **OFFERED CHAIN-FREE.**

Mantlestates are pleased to offer this VERY WELL PRESENTED GROUND FLOOR FLAT WITH GARDEN, offering 2 double bedrooms, spacious lounge, fitted kitchen, LONG LEASE & very well located to East Barnet's shopping facilities, schools and coffee shops. Also benefitting with being within a short distance to OAKLEIGH PARK TRAIN STATION (direct access to Kings Cross/Moorgate via Finsbury Park). OFFERED CHAIN-FREE.

**ENTRANCE HALL:** 10' 08" x 3' 07" (3.25m x 1.09m)

Composit Front Door, Carpet, Radiator and Spotlights.

**FRONT BEDROOM:** 12' 04" x 9' 10" (3.76m x 3.00m)

Double glazed windows to front aspect x 2, carpet, radiator, fitted wardrobes either side of chimney breast, coving to ceiling and spotlights.

**LOUNGE:** 11' 10" x 1' 08" (3.61m x 0.51m)

Double glazed windows to rear aspect, carpet, spotlights, radiator.

**UNDER STAIRS STORAGE CUPBOARD:** 8' 00" x 3' 02" (2.44m x 0.97m)

Reducing Ceiling Height, and light.

**STORAGE CUPBOARD:** 3' 01" x 3' 03" (0.94m x 0.99m)

Fitted washing machine, shelving, power.

**LOBBY AREA:** 4' 00" x 2' 07" (1.22m x 0.79m)

Double glazed door to patio area, lino floor.

**KITCHEN:** 11' 03" x 7' 03" (3.43m x 2.21m)

11'03" X 7'03" > 5'05" Gas cooker, sink drainer with mixer taps, part tiled walls, wall and floor standing kitchen unit, extractor, part tiled walls.

**SHOWER ROOM:** 6' 08" x 4' 10" (2.03m x 1.47m)

Double glazed window to side aspect, part tiled walls, low-level flush water closet, double shower cubicle, wash hand basin with mixer taps with vanity unit, fitted wall mirror, radiator.

**REAR BEDROOM:** 10' 08" x 10' 08" (3.25m x 3.25m)

Double glazed windows to rear aspect, radiator, carpet, coving to ceiling, storage cupboard housing gs central heating boiler (with service history).

**SIDE GARDEN:** 17' 01" x 5' 08" (5.21m x 1.73m)

Decking.

**GARDEN:** 16' 04" x 11' 06" (4.98m x 3.51m)

Decking, westerly facing.

**FRONT GARDEN:**

Part front garden, with decking.



# Asking Price £355,000

## Welbeck Road, East Barnet EN4



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>		
(55-68) <b>D</b>	67	75
(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

Address: Welbeck Road, East Barnet EN4

