



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £355,000

TENURE : LEASEHOLD

Welbeck Road, East Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 DOUBLE BEDROOM
GROUND FLOOR
MAISONETTE**

WELL PRESENTED

FITTED KITCHEN

MODERN SHOWER ROOM

**DOUBLE GLAZED - GAS
CENTRAL HEATING**

**WESTERLY FACING REAR
GARDEN**

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 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.

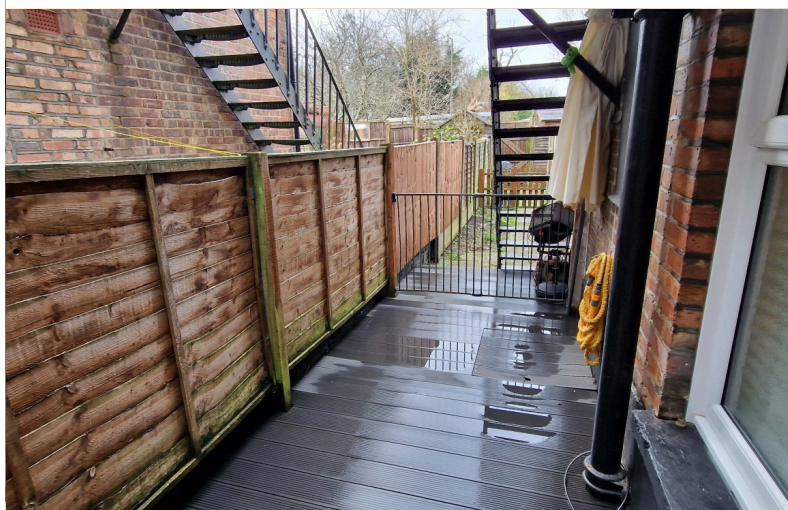
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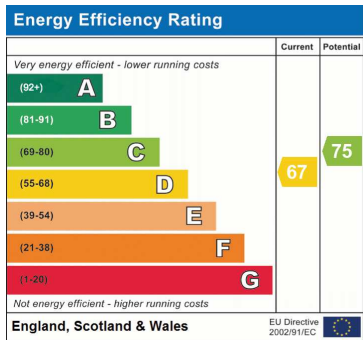
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