



 0  
Bedroom

 1  
Bathroom



Mantlestates are pleased to present this unique freehold property located in the heart of East Barnet village. Short walk to Oakleigh Park Overground station and on 184 & 307 bus routes. This property is well-presented and ready to go as an Office. Has a kitchenette and w/c.

**OFFERED CHAIN FREE**  
**NO RATES**  
**FIXED CHARGE WATER**  
**BROAD-BAND**

Mantlestates are pleased to present this unique freehold property located in the heart of East Barnet village. Short walk to Oakleigh Park Overground station and on 184 & 307 bus routes. This property is well-presented and ready to go as an Office. Has a kitchenette and w/c. OFFERED CHAIN FREE

NO RATES

FIXED CHARGE WATER

**FRONT OFFICE** 12' 00" x 10' 09" (3.66m x 3.28m)

12'00 < 13'10 X 10'09 2 double-glazed windows to the side aspect, double-glazed windows to the front aspect, tiled floor, spotlights.

**KITCHENETTE** 6' 04" x 3' 03" (1.93m x 0.99m)

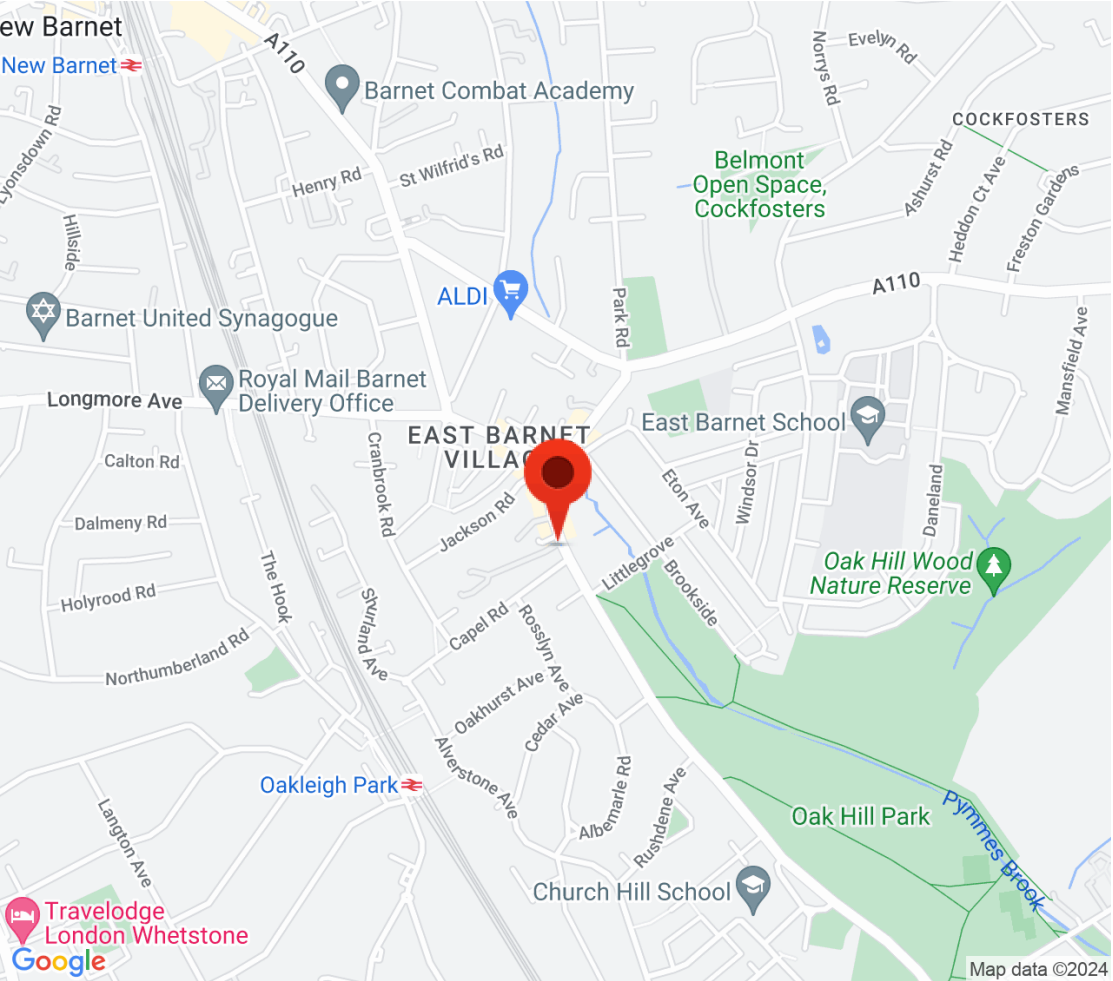
Fridge, sink with mixer tap, part tiled walls, tiled floor, spotlights, wall unit, fitted microwave.

**W/C** 4' 00" x 2' 02" (1.22m x 0.66m)

Low-level flush w/c, tiled floor, extractor, spotlights



# Asking Price £195,000 CHURCH HILL ROAD, EAST BARNET, EN4



### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**56** This is how energy efficient the building is.

WWW.EPC4U.COM

