



**Asking Price £205,000**

**TENURE : FREEHOLD**

**CHURCH HILL ROAD, EAST BARNET, EN4**

**Bedrooms : 0**

**Bathrooms : 1**

**Reception Rooms : 0**

**A2 OFFICE**

**BROADBAND**

**NO RATES**

**KITCHENETTE**

**GRAT LOCATION**

**OFFERED CHAIN FREE**

**Mantlestates**

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

**office@mantlestates.com | 0208 275 1555**

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



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

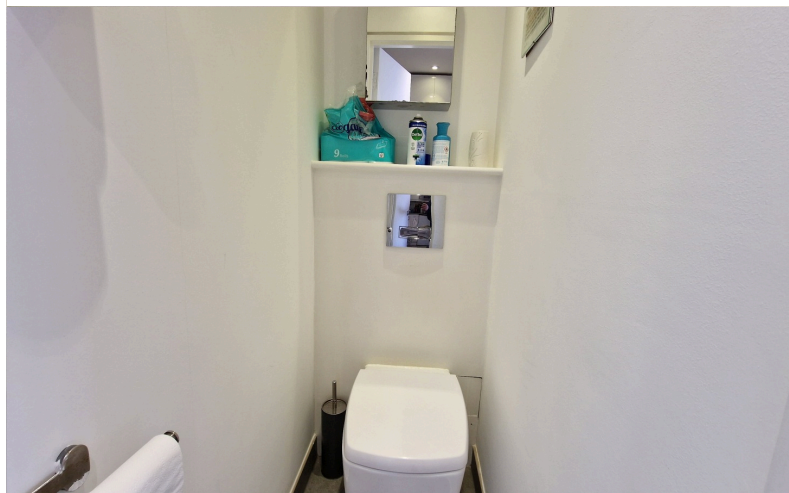
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Energy Performance Asset Rating

More energy efficient



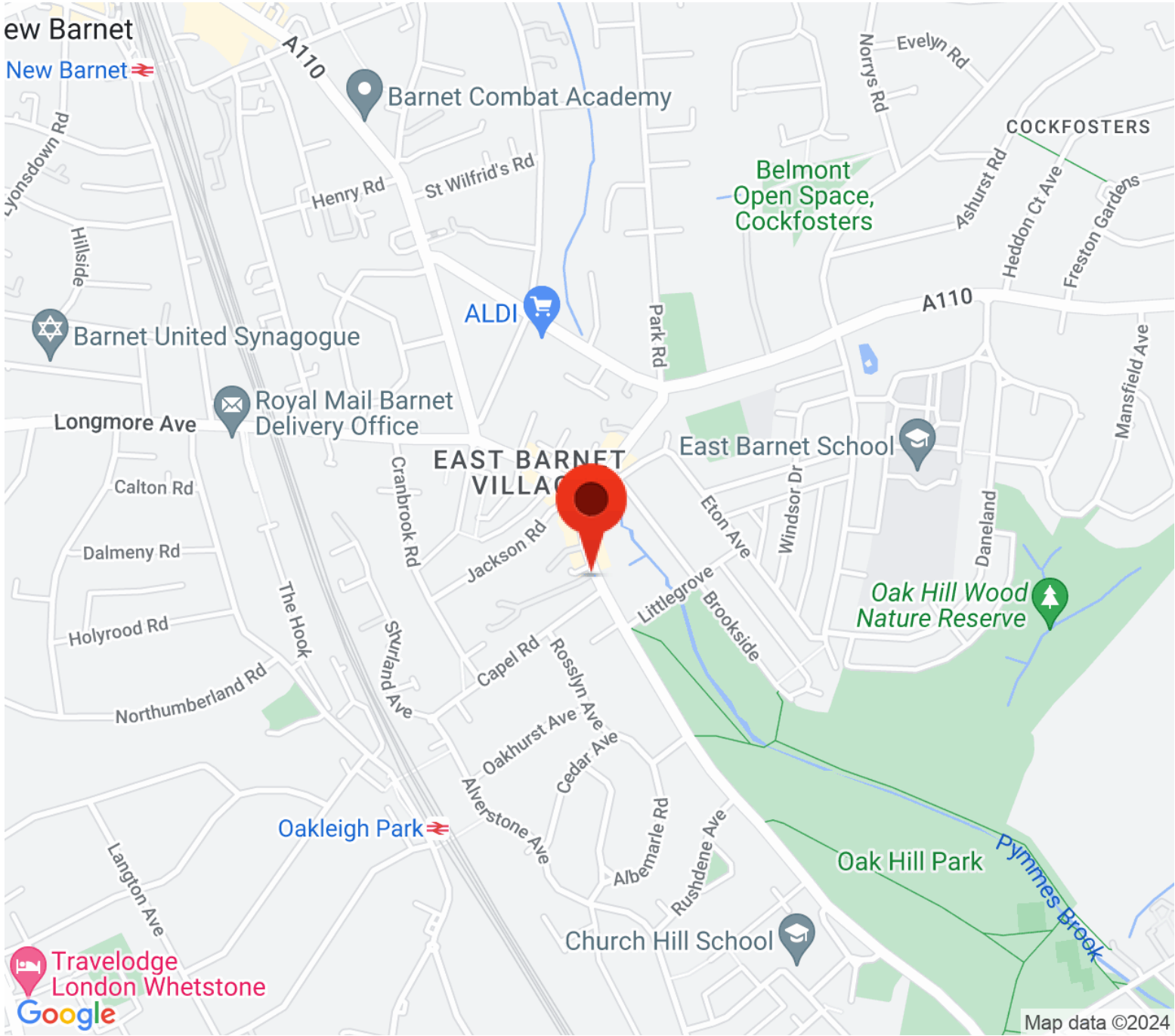
56 This is how energy efficient the building is.

WWW.EPC4U.COM

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