



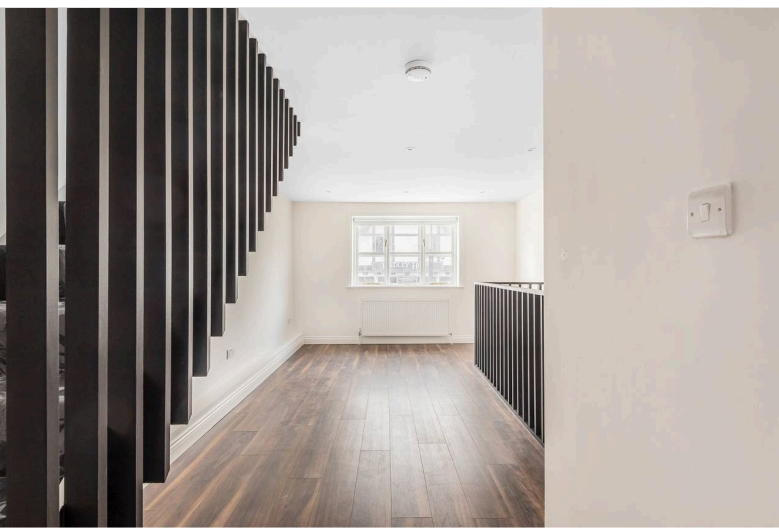
BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£265,000

TENURE : LEASEHOLD

High Barnet, High Street, Barnet EN5

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

ONE BEDROOM FLAT

GAS CENTRAL HEATING

SEPARATE LOUNGE

**SHORT WALK TO HIGH
BARNET TUBE**

MODERN FITTED KITCHEN

**VERY NEAR TO HIGH
BARNETS SHOPPING
FACILITIES**

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 one-bedroom flat on Barnet High Street, Located above an office with its own entrance from the street. Very well located to High Barnets shopping facilities, The Spires shopping centre, and easy access to High Barnet Tube (Northern Line) & Bus links.

GROUND FLOOR ENTRANCE:

Double-glazed door to front aspect, stairs to first floor.

KITCHEN AREA: 9' 05" x 8' 11" (2.87m x 2.72m)

Window to side aspect, wall and base units, plumbed for washing machine, stainless steel sink drainer with mixer tap, electric hob, electric oven, extractor, sunken spotlights, tiled floor, part tiled walls.

SHOWER ROOM:

Walk-in shower cubicle with mixer, wash hand basin in vanity unit, mirrored cabinet, low-level flush water closet, tiled walls, tiled flooring, heated tile rail.

LOUNGE AREA: 22' 05" x 11' 01" (6.83m x 3.38m)

Window to front aspect, laminated flooring, sunken spotlights, radiator, stairs to second floor bedroom.

BEDROOM:

Velux window to front aspect, carpet, storage into eaves, sunken spotlights, radiator.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: High Barnet, High Street, Barnet EN5



High Street, Barnet, EN5 5SZ

APPROX. GROSS INTERNAL FLOOR AREA 467 SQ FT 43.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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