



£375,000

TENURE : LEASEHOLD

Brian Court, Wetherill Road, Muswell Hill N10

Bedrooms : 2 Bathrooms : 1 Reception Rooms : 1

2 DOUBLE BEDROOM FIRST FLOOR FLAT

LARGE LOUNGE WITH BALCONY

SPACIOUS KITCHEN

DOUBLE GLAZED & GCH

FIRST FLOOR

QUIET LOCATION

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 spacious 1930s-built 2-DOUBLE BEDROOM FIRST FLOOR FLAT. Spacious hallway, Large Lounge with Balcony & Wooden Flooring throughout. Located in Quiet Road & easy access to Muswell Hill Broadway. OFFERED CHAIN FREE

ENTRANCE HALL: 8' 00" x 3' 03" (2.44m x 0.99m)

(8'00" x 3'03") x (5'00" x 6'07") Stripped floorboards, storage cupboard.

KITCHEN: 9' 00" x 11' 08" (2.74m x 3.56m)

Double glazed window to rear aspect, wall and floor standing units, stainless steel sink drainer with mixer tap, gas central heating boiler, electric hob, electric oven, floor tiles, part tiled walls.

LOUNGE: 13' 03" x 15' 05" (4.04m x 4.70m)

Double-glazed window to front aspect, stripped floorboards, radiator.

BALCONY: 11' 04" x 4' 01" (3.45m x 1.24m)

FRONT BEDROOM: 12' 03" x 11' 04" (3.73m x 3.45m)

Double-glazed window to front aspect, stripped floorboards, radiator.

REAR BEDROOM: 11' 03" x 9' 01" (3.43m x 2.77m)

Double glazed window to rear aspect, stripped floorboards, radiator.

BATHROOM: 5' 06" x 7' 03" (1.68m x 2.21m)

Double glazed window to rear aspect, panel bath mixer tap and shower attachment, low-level flush water closet, wash hand basin, heated towel rail, tiled flooring, part tiled walls, extractor.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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