



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£439,950

**TENURE : SHARE OF
FREEHOLD**

Sambroke Square, New Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 DOUBLE BEDROOM FLAT

LUXURY FLAT

ALLOCATED PARKING SPACE

LIFT

COMMUNAL GARDENS

**CLOSE TO SHOPS & TRAIN
STATION**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555

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



- Mantlestates is pleased to offer this LUXURY 2 BEDROOM 2nd FLOOR FLAT For sale In an 8 year old private purpose-built block. Benefits include a share of Freehold and allocated parking, balcony, Close proximity to local shops & New Barnet Train Station.

- SHARE OF FREEHOLD
- BALCONY
- LIFT
- ALLOCATED PARKING
- QUIET LOCATION
- NEAR TO NEW BARNET TRAIN STATION & SHOPPING FACILITIES
- SHORT WALK TO VICTORIA PARK & LEISURE CENTRE

ENTRANCE HALLWAY: 19' 2" x 4' 3" (5.84m x 1.30m)

(19'02" x 4'3") X (13'07" x 4'00") Ceramic tiled floor. Cupboard with vent system. Vertical wall radiator. Storage cupboard.

REAR BEDROOM: 13' 2" x 11' 0" (4.01m x 3.35m)

Double glazing to rear. carpet, sunken spotlights, vertical wall radiator, thermostat.

REAR BEDROOM: 12' 6" x 9' 9" (3.81m x 2.97m)

Double glazing two-way opening-door to a small balcony. Carpets, sunken spotlights, vertical wall radiator.

BATHROOM & WC: 7' 0" x 6' 2" (2.13m x 1.88m)

Part tiled walls, extractor, ceramic flooring. Paneled bath with shower attachment and screen. Wall-mounted ideal standard wash hand basin with mixer tap. Low-level flush WC, drying rack.

KITCHEN DINER AREA 13' 8" x 10' 0" (4.17m x 3.05m)

Double Glazing, ceramic flooring, sunken spotlights. A range of high-quality wall & base units. Vaillant boiler, Plumb for washing Machine, plumb for dishwasher. Stainless steel sink drainer with mixer taps. Granite work surface. integrated fridge freezer. Wine cooler. Part tiled walls. Built-in AEG electric hob, oven & extractor. Opening to ...

RECEPTION AREA: 11' x 11' 5" (3.35m x 3.48m)

Double-glazed door to balcony, ceramic floor, double-glazed window, sunken spotlights. Wall-mounted vertical radiator, thermostat.

BALCONY 9' 9" x 3' 0" (2.97m x 0.91m)

EXTERIOR

Communal gardens, one allocated off-street parking and one for visitors.

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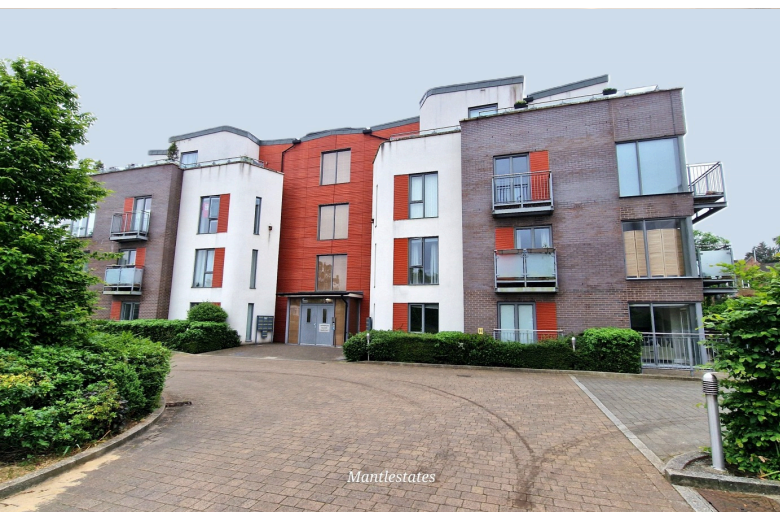
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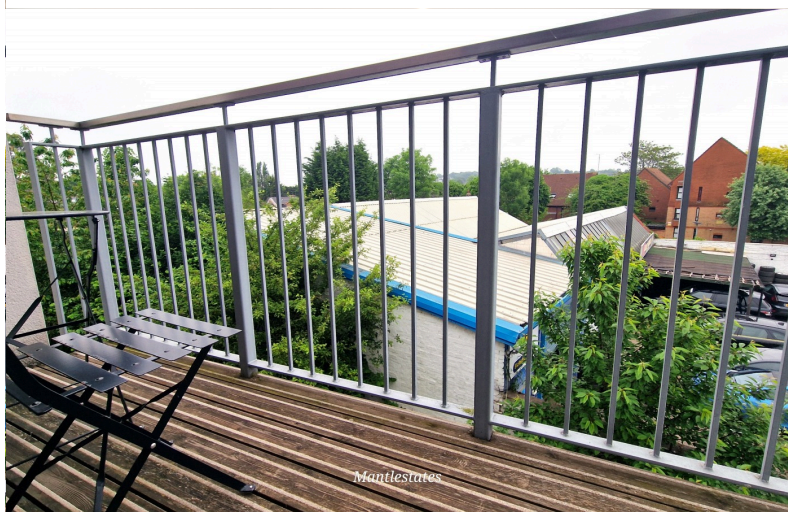
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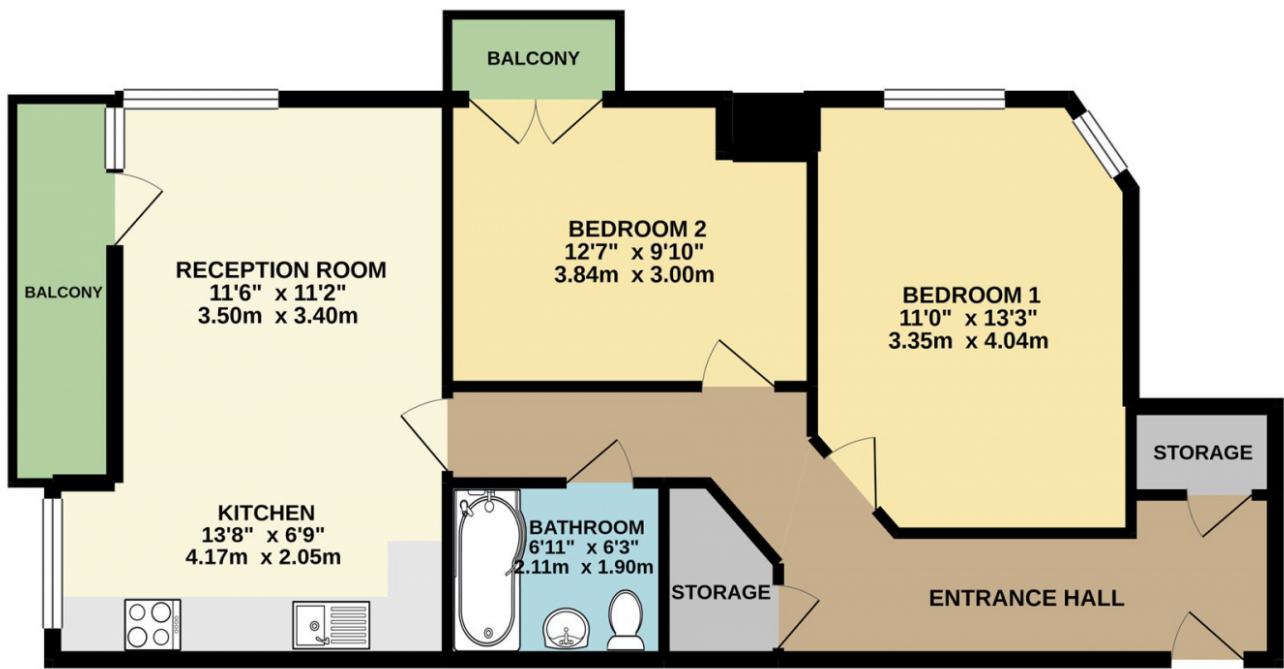
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 1 Sambroke Square, EN4



TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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