



**Asking Price £340,000**

**TENURE : LEASEHOLD**

**East Barnet, Shurland Avenue EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**PURPOSE BUILT PRIVATE  
BLOCK**

**EXCELLENT CONDITION**

**OFF STREET PARKING**

**LARGE RECEPTION**

**LONG LEASE - 150 years**

**PLEASE VIEW OUR VIDEO  
TOUR**

**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 2 BEDROOM GROUND FLOOR PURPOSE BUILT FLAT in a PRIVATE BLOCK.

EXCELLENT decorative order throughout. LONG LEASE. Walking distance to OAKLEIGH PARK STATION and local shopping facilities.

This property offers a LARGE reception room. with a MODERN Kitchen & Bathroom.

**ENTRANCE:** 6' 0" x 4' 4" (1.83m x 1.32m)

Oak laminate flooring, Deep storage cupboard

**BEDROOM:** 8' 8" x 6' 6" (2.64m x 1.98m)

Oak laminate flooring, Double glazing to the front aspect, Double radiator

**BEDROOM:** 12' 3" x 9' 0" (3.73m x 2.74m)

Oak laminate flooring, Double glazing to the front aspect. Wall-to-wall fitted wardrobes. Double radiator.

**KITCHEN:** 8' 2" x 8' 2" (2.49m x 2.49m)

Double glazing to rear aspect. Range of fitted wall and base units, Worcester boiler. Stainless steel sink with drainer and mixer taps. Gas hob, Oven, and extractor fan. Ceramic flooring. 22 meters of marble effect laminated work surface. Plumbing to the washing machine. Part tiles walls. Storage larder.

**RECEPTION:** 15' 8" x 11' (4.78m x 3.35m)

Double glazed to rear, double radiator, oak laminate flooring.

**BATHROOM:** 6' 4" x 4' 4" (1.93m x 1.32m)

Tiled paneled bath. Wall shower and shower screen, Wall sink with mixer taps. Heated towel rail. Low-level flush WC and tiled walls.

**EXTERIOR:**

Off-street parking and Communal Gardens.

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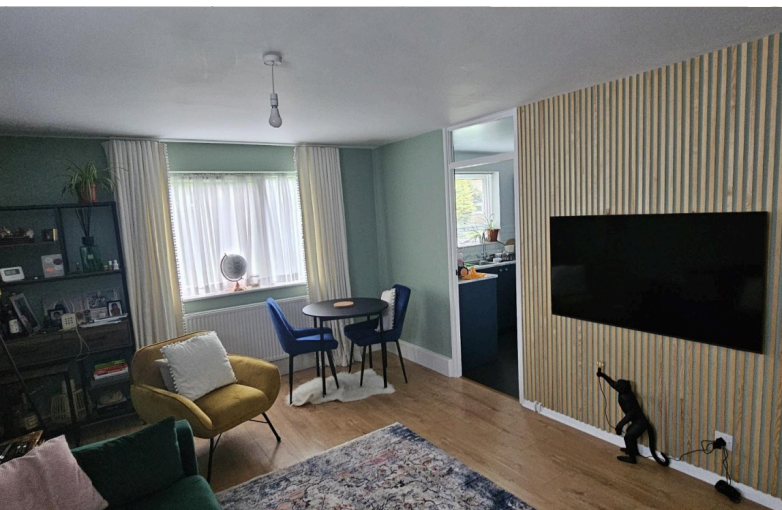
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: East Barnet, Shurland Avenue EN4



