




Asking Price £350,000  
St Wilfrids Road, New Barnet, EN4



 **2**  
Bedrooms

 **1**  
Bathroom

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

0208 275 1555



Mantlestates is pleased to offer this recently refirbished converted 2 BEDROOM 1st Floor Flat situated in a Victorian building in the heart of New Barnet.  
Close to all local amenities and New Barnet train station. OFFERED CHAIN FREE.

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**RECEPTION:** 17' 6" x 10' 8" (5.33m x 3.25m)

Double-glazed to rear, laminate flooring, 2 double radiators.

**BATHROOM / WC:** 6' 2" x 5' 9" (1.88m x 1.75m)

Tiled paneled bath, with mixer tap and shower attachment. Tiled walls, extractor fan, ceramic floor, pedestal wash hand basin with mixer tap, low-level flush w/c, heated towel rail

**BEDROOM:** 10' 6" x 9' 8" (3.20m x 2.95m)

Double-glazed to the front. laminated floor, double radiator.

**BEDROOM:** 12' 0" x 7' 3" (3.66m x 2.21m)

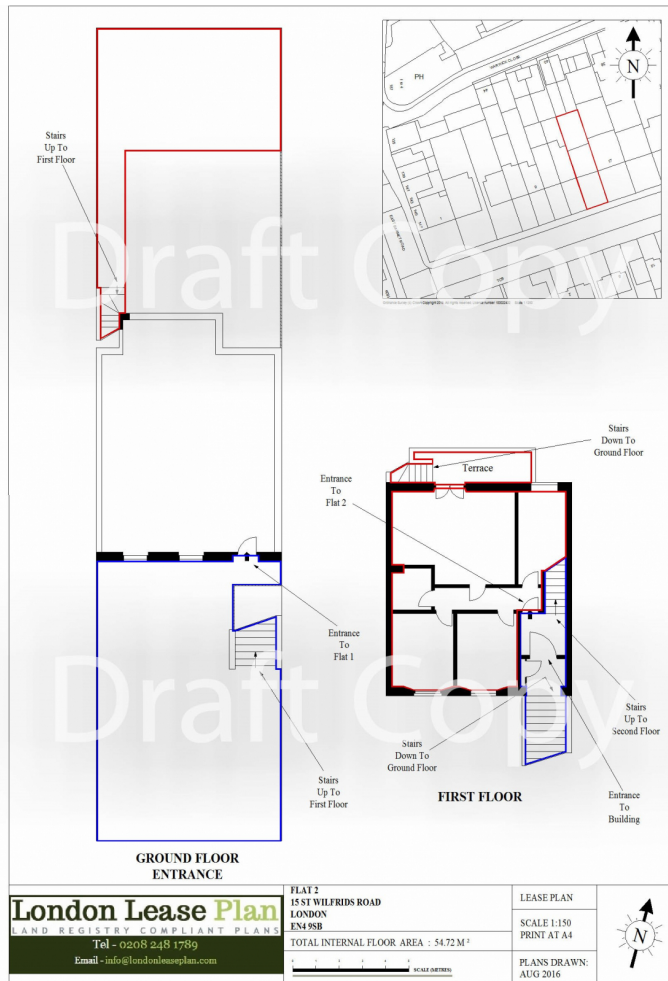
Double-glazed to front, laminate floor, double radiator.


**KITCHEN:** 12' x 6' 3" (3.66m x 1.91m)

Double glazed to front, roll edge work surface, stainless steel sink with drainer and mixer tap. Range of wall and base units. boiler. electric hob, oven and extractor. Part tiled walls. Laminate flooring. Intergrated Fridge Freezer. Intergrated washing machine.

**HALLWAY:**

Laminate flooring. Double radiator



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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