



**Asking Price £350,000**

**TENURE : LEASEHOLD**

**St Wilfrids Road, New Barnet, EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**LARGE RECEPTION**

**CLOSE TO NEW BARNET  
STATION**

**CLOSE TO LOCAL AMENITIES**

**CHAIN FREE**

**OFF STREET PARKING**

**GOOD DECORATIVE ORDER**

**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 recently refurbished 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.

**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

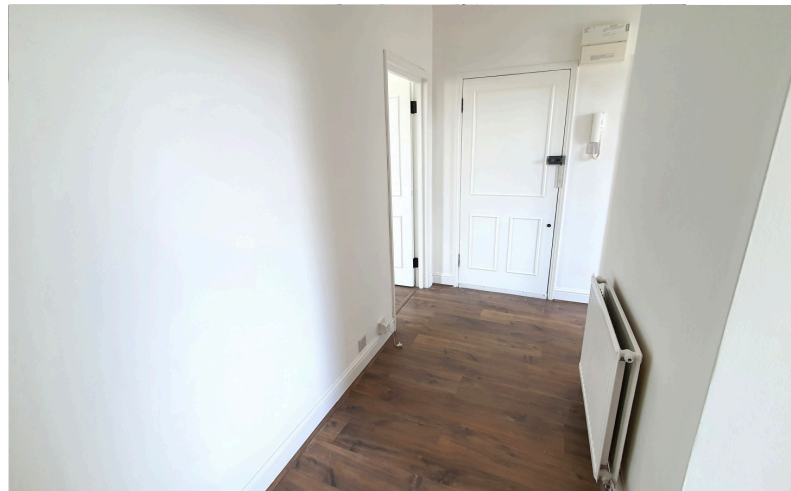
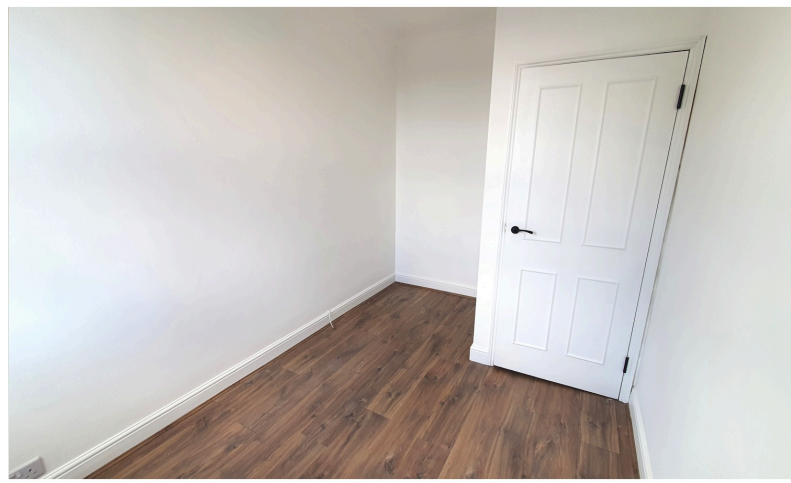
**Mantlestates**

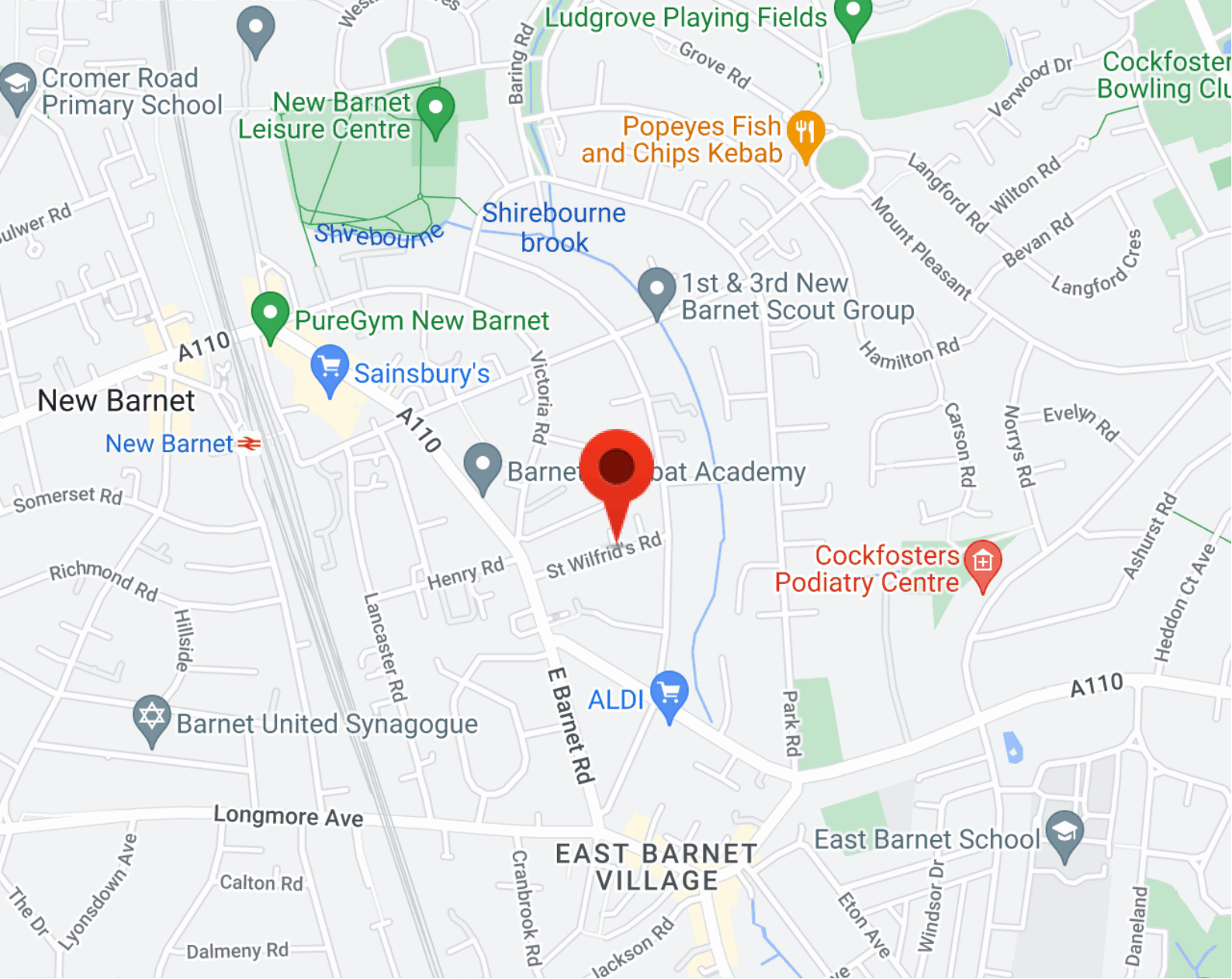
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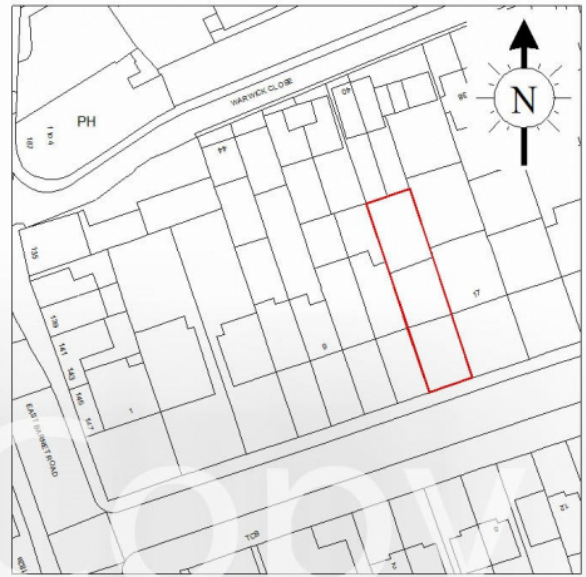


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: St Wilfrids Road, New Barnet, EN4

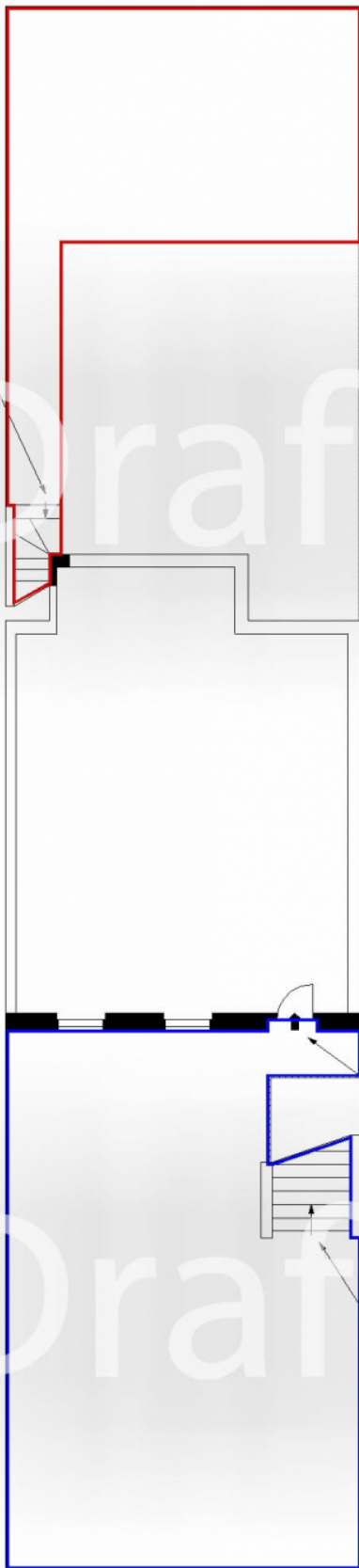


Stairs  
Up To  
First Floor

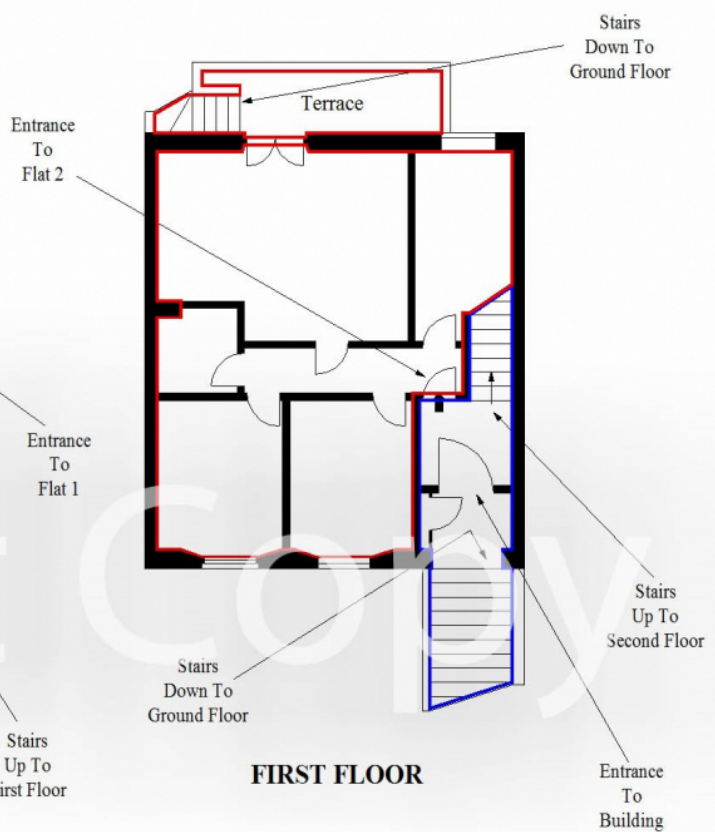


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**GROUND FLOOR  
ENTRANCE**



**FIRST FLOOR**

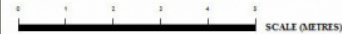
**London Lease Plan**  
LAND REGISTRY COMPLIANT PLANS  
Tel - 0208 248 1789  
Email - info@londonleaseplan.com

**FLAT 2**  
15 ST WILFRIDS ROAD  
LONDON  
EN4 9SB

LEASE PLAN

SCALE 1:150  
PRINT AT A4

TOTAL INTERNAL FLOOR AREA : 54.72 M<sup>2</sup>



PLANS DRAWN:  
AUG 2016

