



£265,000

TENURE : LEASEHOLD

St Wilfrids Road, New Barnet EN4

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**1 BEDROOM - TOP FLOOR
FLAT**

SPILT LEVEL LOUNGE

GOOD DECORTIVE ORDER

OFF STREET PARKING

**CLOSE TO NEW BARNET
STATION**

CLOSE LOCAL AMENITIES

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 1 BEDROOM recently refurbished TOP FLOOR FLAT (2nd floor). Newly refurbished, new carpets throughout. Brand new Kitchen and Bathroom, communal parking, Short walk to New Barnet Train Station & very near shopping facilities. OFFERED CHAIN FREE. 117-year lease remaining.

LANDING AREA: 6' 4" x 7' 3" (1.93m x 2.21m)

Carpeted, Radiator. Boiler. Access to the loft storage area.

RECEPTION: 11' 9" x 17' 0" (3.58m x 5.18m)

11' 9" x 17' 0" > narrowing to 10'3" Double-glazing to dual aspect. Double radiator, Carpet. access to loft storage. Door to Kitchen.

KITCHEN: 7' 3" x 7' 6" (2.21m x 2.29m)

Double glazing to front Laminate flooring, roll-top work surface, stainless steel sink with drainer and mixer taps. Electric hob and oven. with extractor. plumbing to the washing machine. Part tiled walls.

BEDROOM: 10' 0" x 11' 2" (3.05m x 3.40m)

Sky light to rear. Carpet. Double radiator. Door to Bathroom.

BATHROOM / WC: 6' 5" x 5' 3" (1.96m x 1.60m)

Part tiled walls. Extractor fan, ceramic flooring, heated towel rail, Panelled bath with mixer taps and shower.. low-level flush to w/c. Wall mounted sink with vanity unit and mixer taps

Mantlestates

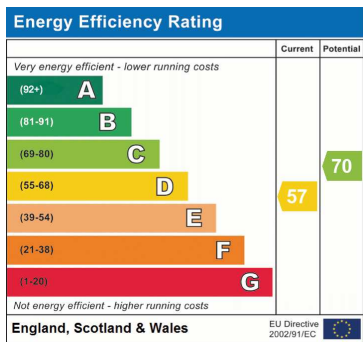
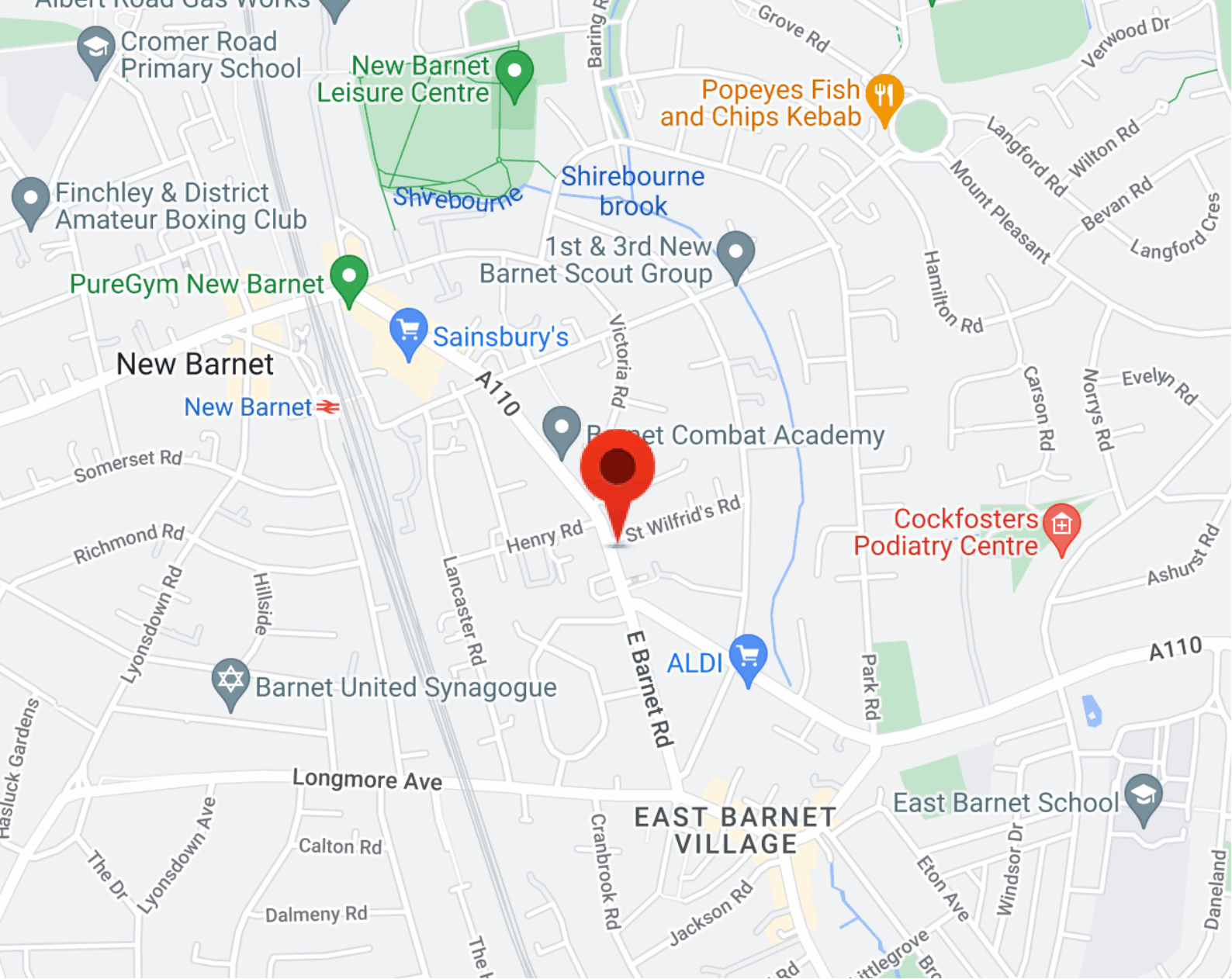
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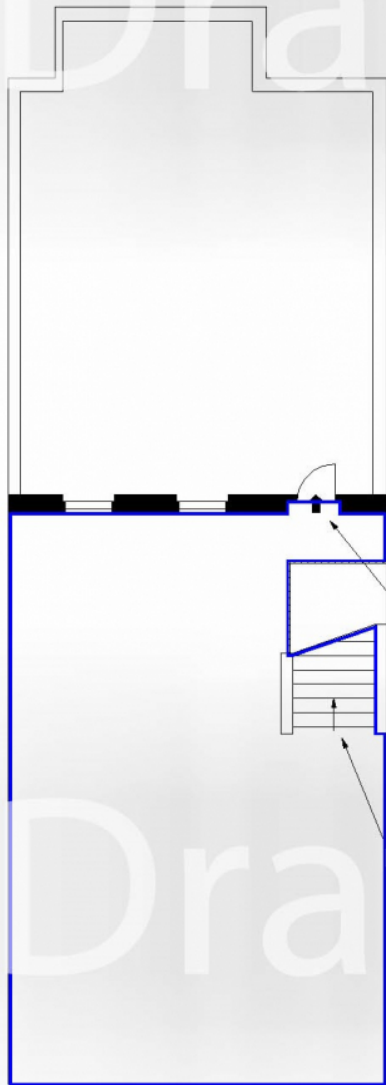
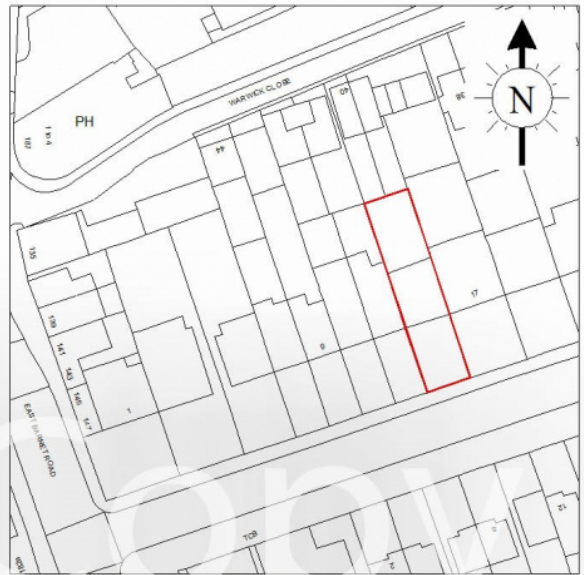




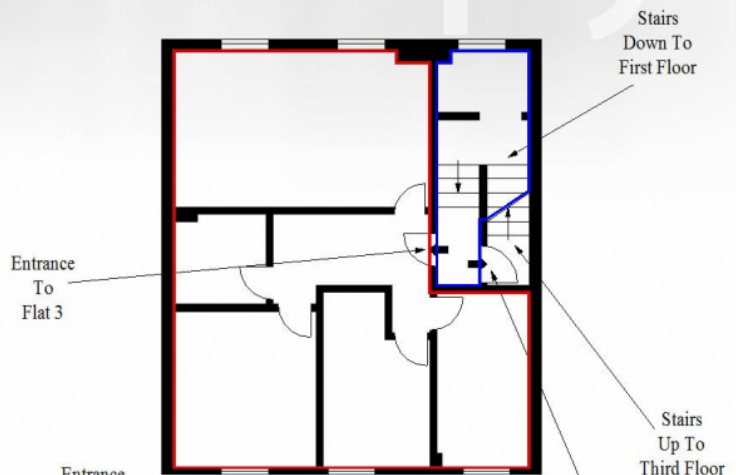


Address: Barnet, EN4

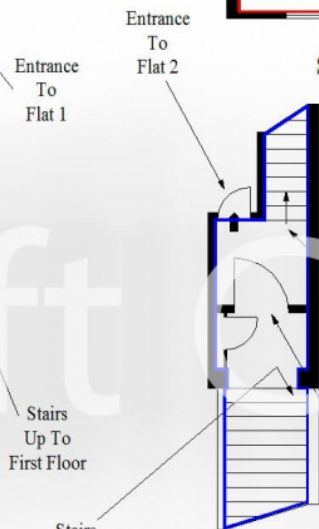




**GROUND FLOOR
ENTRANCE**



SECOND FLOOR



FIRST FLOOR

Entrance
To
Building

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

FLAT 3
15 ST WILFRIDS ROAD
LONDON
EN4 9SB

TOTAL INTERNAL FLOOR AREA : 55.12 M²



LEASE PLAN

SCALE 1:150
PRINT AT A4

PLANS DRAWN:
AUG 2016

