



£2,000 pcm

Woodgrange Avenue, North Finchley N12

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 BEDROOM FLAT

EXCELLENT LOCATION

OWN GARDEN

DOUBLE GLAZED & GCH

OFF STREET PARKING

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 well-presented 2 Bedroom Ground Floor Garden Flat with Allocated Parking. Jack & Jill Bathroom and separate cloakroom. Short walk to North Finchley shopping facilities, restaurants & wine bars. Double-glazed, central heating & laminated flooring throughout.

ENTRANCE: 17' 04" x 2' 08" (5.28m x 0.81m)

Laminated flooring, radiator, under stairs storage cupboard

W/C: 6' 00" x 2' 07" (1.83m x 0.79m)

low-level flush WC, tiled floors, wash hand basin with mixer tap within a vanity unit, and extractor fan.

FRONT RECEPTION: 14' 01" x 14' 04" (4.29m x 4.37m)

14' 01" x 14' 04" > 11.02 (4.29m x 4.37m) Double glazing to front aspect, Laminate flooring, dado rail.

JACK & JILL BATHROOM: 5' 07" x 7' 02" (1.70m x 2.18m)

Low-level flush WC, paneled bath with mixer tap and shower attachment wash hand basin with mixer taps within a vanity unit, extractor fan. Tiled Floors, part tiled walls, spot-lights, heated towel rail.

REAR RECEPTION: 12' 04" x 14' 00" (3.76m x 4.27m)

Double glazing garden. Laminate Flooring, radiator.

KITCHEN / DINER: 16' 01" x 10' 00" (4.90m x 3.05m)

Double glazing doors to the garden, double glazed window to rear aspect. Fitted wall and base units. Plumbing for washing machine and dishwasher stainless steel drainer sink with mixer taps. Electric oven, electric hob, fitted fridge freezer. Gas central heating boiler.

GARDEN: 38' 00" x 14' 00" (11.58m x 4.27m)

Large patio

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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