



 **3**  
Bedrooms

 **1**  
Bathroom

Mantlestates



**3 Bedroom Maisonette on 2 levels and balcony. Very well located to local schools & shopping facilities. Short walk to Oakleigh Park Strain Station. 98-year lease remaining. OFFERED CHAIN FREE.**

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**ENTRANCE HALL:**

Composite double-glazed front door, stairs to the first-floor landing.

**FRONT RECEPTION:** 14' 04" x 9' 10" (4.37m x 3.00m)

Double-glazed windows to front aspect x 2, radiator.

**KITCHEN:** 10' 02" x 8' 05" (3.10m x 2.57m)

Double-glazed door to balcony, wall, and floor-standing kitchen units.

**BALCONY:** 8' 00" x 5' 08" (2.44m x 1.73m)

**BATHROOM:** 8' 03" x 5' 10" (2.51m x 1.78m)

Double glazed window to rear aspect, pane bath with mixer tap and shower attachment, low-level flush water closet, wash hand basin.

**SECOND FLOOR LANDING:**

Skylight.

**FRONT BEDROOM:** 14' 04" x 9' 10" (4.37m x 3.00m)

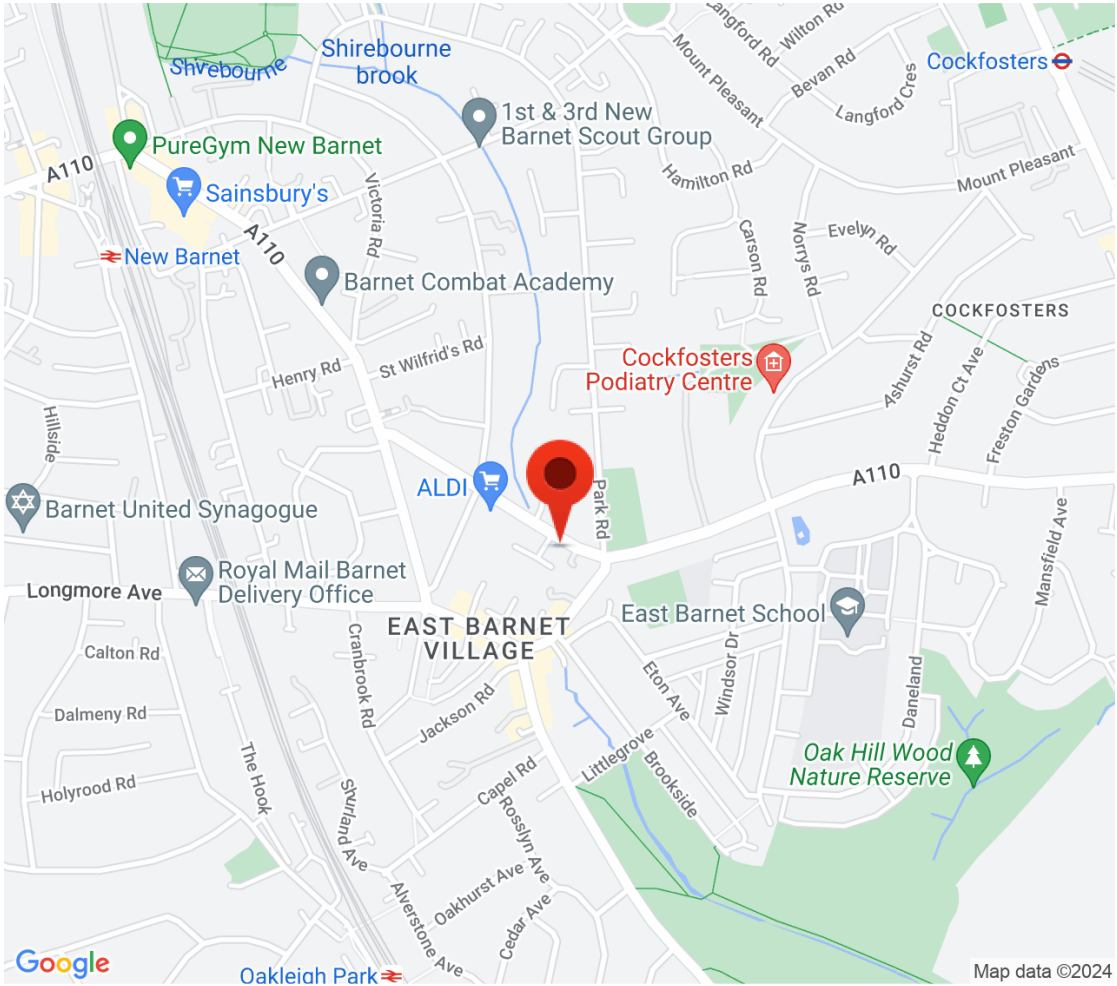
Double glazed window to front aspect x 2, radiator.


**MIDDLE BEDROOM:** 10' 02" x 8' 05" (3.10m x 2.57m)

Double-glazed window to rear aspect, radiator.

**REAR BEDROOM:** 8' 03" x 7' 08" (2.51m x 2.34m)

Double-glazed window to rear aspect, radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Address: Brookhill Road, East Barnet EN4

