



£309,000

Victoria Road EN4 9PH




BRITISH
PROPERTY
AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

1
Bedroom

1
Bathroom

Mantlestates

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Mantlestates are pleased to offer this **VERY WELL PRESENTED ONE BEDROOM GROUND FLOOR CONVERTED FLAT** with **ULTRA MODERN FITTED KITCHEN & BATHROOM**, high ceilings, laminated flooring & allocated parking. Very well located to New Barnet Train Station, shopping facilities, Gymnasium & Victoria Park. Double glazed & gas central heating.

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Lease: 134 years remaining

Ground Rent: £200.00 per annum

Service Charges: £1856 inclusive building insurance per annum

Council Tax Band: Band B £1511 per annum

ENTRANCE HALL: 5' 05" x 5' 07" (1.65m x 1.70m)

Laminated flooring, coving to ceiling, dado rail, storage cupboard, radiator.

LOUNGE: 14' 00" x 11' 02" (4.27m x 3.40m)

Double glazed windows to side aspect x 2, laminated flooring, dado rail, radiator, coving to ceiling.

KITCHEN: 8' 03" x 5' 02" (2.51m x 1.57m)

Double-glazed window to side aspect, laminated flooring, radiator, dado rail. wall and base kitchen units, electric oven, electric hob, extractor, stainless steel sink drainer with mixer tap, plumbed washing machine, part tiled walls.

BATHROOM: 5' 04" x 5' 04" (1.63m x 1.63m)

Double glazed window to side aspect, wash hand basin with mixer tap in vanity unit, heated towel rail, mirrored cabinet, low-level flush water closet, panel bath with mixer tap and shower attachment, spotlights, extractor, laminated flooring.


BEDROOM: 13' 03" x 11' 04" (4.04m x 3.45m)

(13'03" into bay x 11'04") Double glazed bay window to front aspect, dado rail, laminated flooring, radiator, coving to ceiling.

OUTSIDE SPACE:

Allocated parking.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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