



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates



Mantlestates



Mantlestates

£419,950

**TENURE : SHARE OF
FREEHOLD**

43 Woodville Road, Barnet EN5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

REDUCED

**2 BEXCELLENT
CONDITIONED ROOM TOP
FLOOR (2ND) WITH OWN
LOFT**

**2 BEDROOM TOP FLOOR
(2ND) WITH OWN LOFT**

**FITTED BO MODERN ITALIAN
KITCHENSCH APPLIANCES**

FITTED BOSCH APPLIANCES

DOUBLE GLAZED & GCH

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 ULTRA MODERN, BRIGHT & WELL PRESENTED 2 BEDROOM top floor flat with SHARE OF FREEHOLD & OWN LOFT. Benefiting with MODERN BATHROOM, ITALIAN FITTED KITCHEN solid wooden flooring, re-plumbed & re-wired 2 years ago. Well located to High Barnet Tube Station & Shopping Facilities. MUST BE SEEN

ENTRANCE HALL: 12' 10" x 3' 03" (3.91m x 0.99m)

Solid wooden flooring, double radiator, loft access, spot lights, inter-comm system.

STORAGE CUPBOARD: 2' 08" x 2' 10" (0.81m x 0.86m)

Shelving, plumbed for washing machine.

LOUNGE: 13' 00" x 14' 03" (3.96m x 4.34m)

Bay double glazed window to front aspect, solid wooden flooring, double radiator, spot lights, coving to ceiling.

KITCHEN: 8' 01" x 9' 00" (2.46m x 2.74m)

Double glazed window to front aspect, wall and floor standing kitchen units, solid wooden flooring, stainless steel sink drainer with mixer tap, fitted Bosch washing machine, dish washer, fridge freezer & oven, fitted Bosch microwave, gas central heating boiler, Bosch gas hob & extractor, part tiled walls, spot lights, part tiled walls.

BEDROOM ONE: 10' 05" x 10' 04" (3.17m x 3.15m)

Double glazed window to rear aspect, solid wooden flooring, double radiator, spot lights.

BEDROOM TWO: 10' 06" x 7' 10" (3.20m x 2.39m)

Double glazed window to rear aspect, solid wooden flooring, fitted wardrobe & storage cupboard, spot lights.

BATHROOM: 5' 00" x 5' 09" (1.52m x 1.75m)

Double glazed window to side aspect, tiled walls, tiled flooring, heated towel rail, low level flush water closet, wash hand basin with mixer tap in vanity unit, panel bath with mixer tap and wall mounted shower mixer, extractor, spot lights

LOFT:

Own loft via loft ladder, lighting & wall sockets, boarded.

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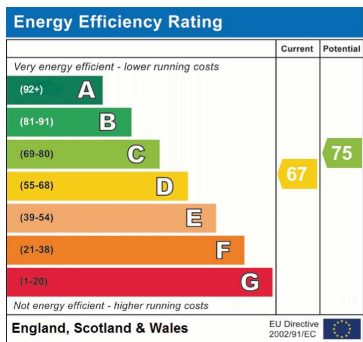




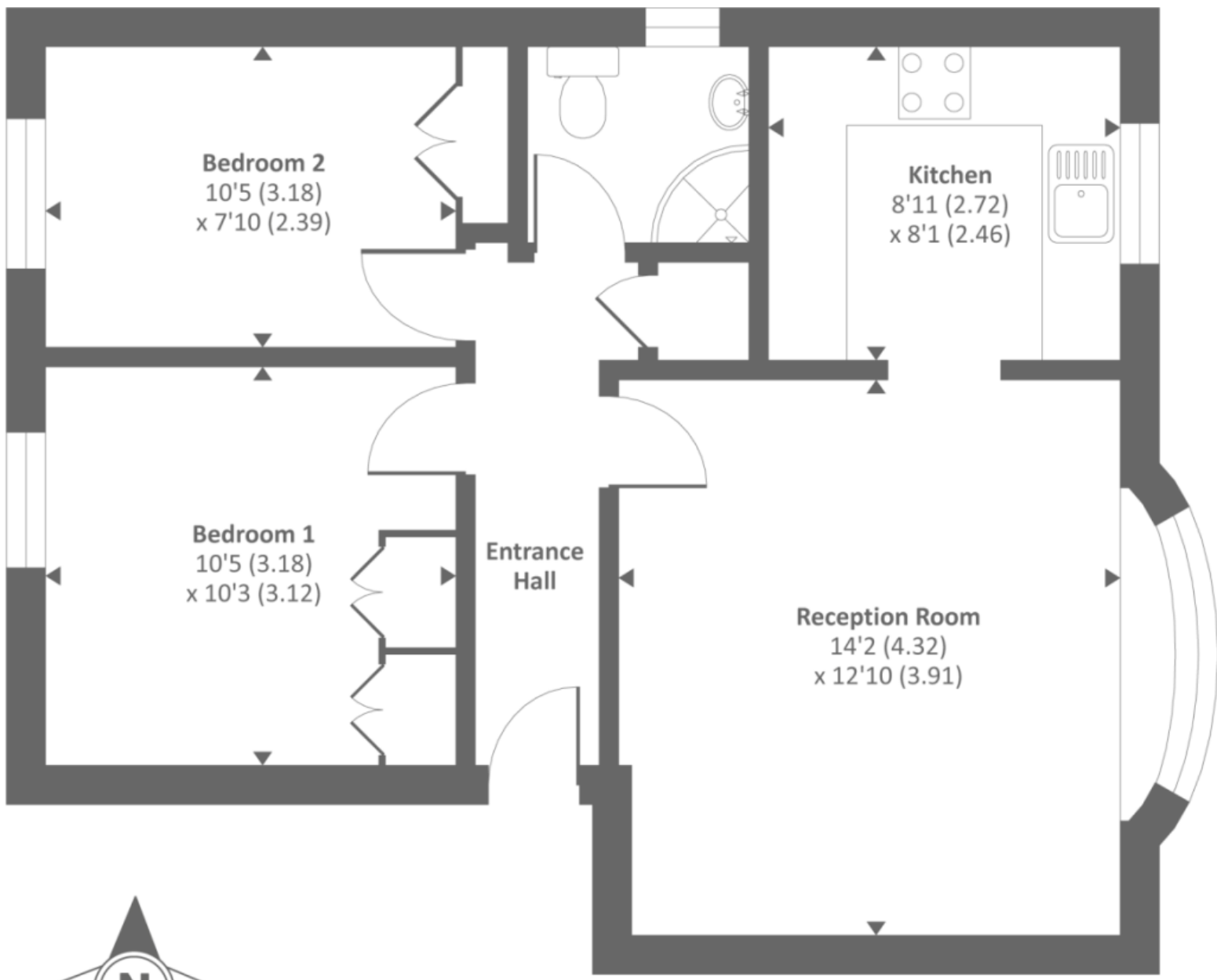


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Address: 43 Woodville Road, Barnet EN5



Second floor



Approx. Gross internal floor area 567 SQFT / 52.7 SQM

Approx. Gross external floor area 673 SQFT / 62.5 SQM

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