



£439,950  
43 Woodville Road, Barnet EN5




BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET

 **2**  
Bedrooms

 **1**  
Bathroom

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB | office@mantlestates.com

0208 275 1555



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**

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**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

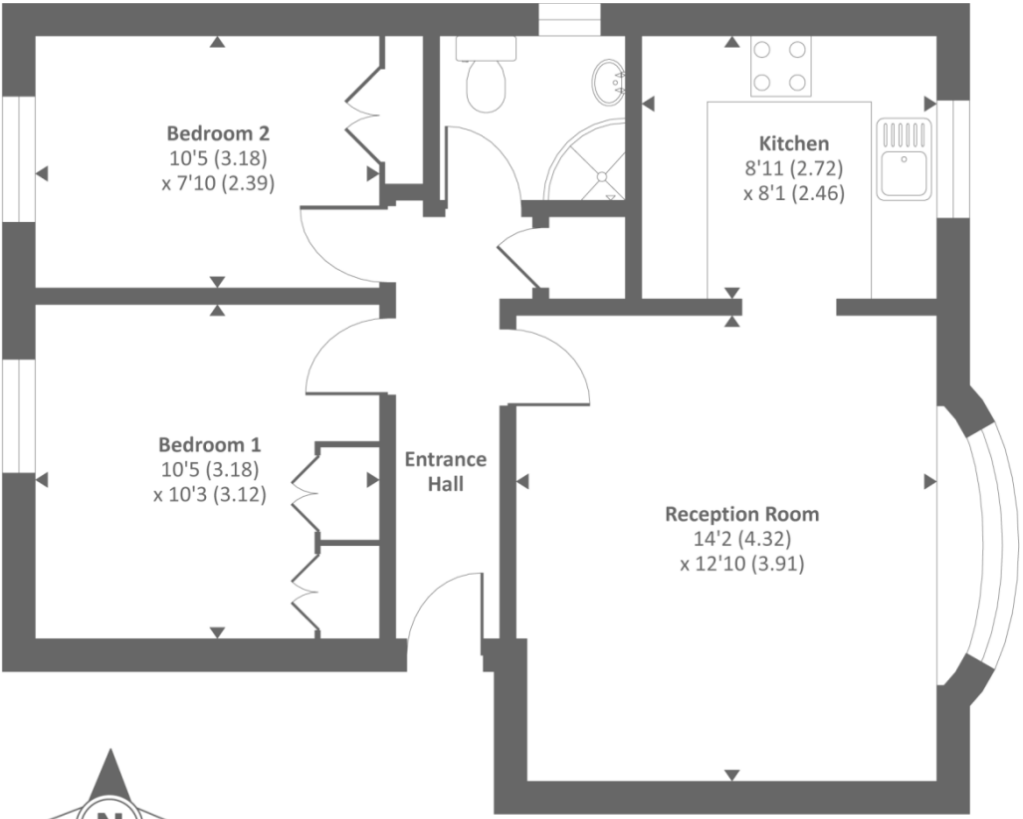
**LOFT:**

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



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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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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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		67	75
		EU Directive 2002/91/EC	

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