



Asking Price £245,000
Leicester Road, New Barnet EN5




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 1
Bedroom

 1
Bathroom

Mantlestates

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

0208 275 1555



Mantlestates are pleased to offer this **ONE BEDROOM** flat on the top floor (2nd). Set in a quiet location within walking distance of the New Barnet train station, and close to High Barnet Tube station. Benefiting with a modern fitted kitchen, storage cupboards, double glazed & gas central heating. 83-year lease, communal gardens, and parking.

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ENTRANCE HALL: 10' 05" x 2' 09" (3.17m x 0.84m)

Composite front door, carpet, entry phone, radiator.

STORAGE CUPBOARD (1): 3' 01" x 3' 02" (0.94m x 0.97m)

Storage

STORAGE CUPBOARD (2): 1' 09" x 3' 00" (0.53m x 0.91m)

Storage

STORAGE CUPBOARD (3): 1' 05" x 2' 02" (0.43m x 0.66m)

Storage

LOUNGE: 13' 07" x 9' 07" (4.14m x 2.92m)

Double-glazed window to front aspect, carpet, and radiator.

KITCHEN: 10' 03" x 6' 00" (3.12m x 1.83m)

Double-glazed window to front aspect, wall and base units, gas hob, electric oven, extractor fan, plumbing for washing machine, stainless steel sink with drainer and mixer tap, wooden flooring.

BEDROOM: 14' 05" x 9' 03" (4.39m x 2.82m)

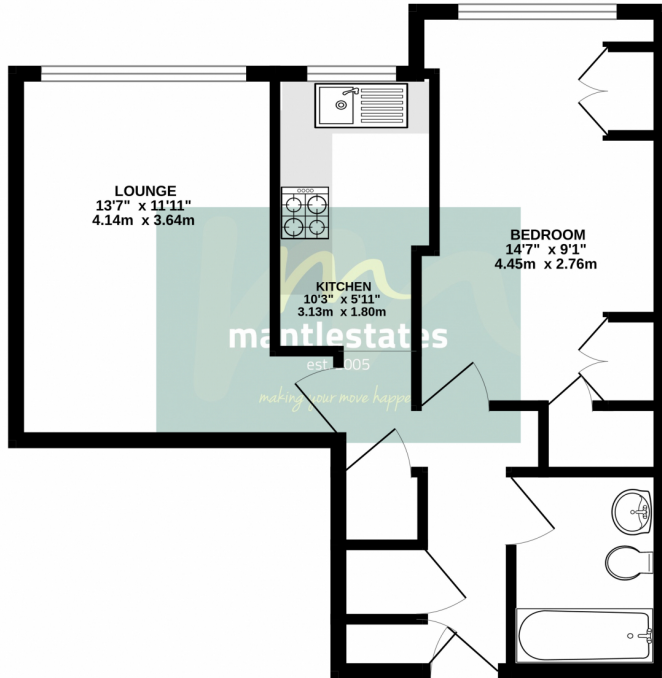
Double-glazed window to front aspect, carpet, radiator, and storage cupboards.

BATHROOM: 4' 09" x 7' 04" (1.45m x 2.24m)

Radiator, wash hand basin with mixer tap, low-level flush w/c, carpet, panelled bath with mixer taps and shower attachment, extractor fan.



SECOND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/24

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(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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