



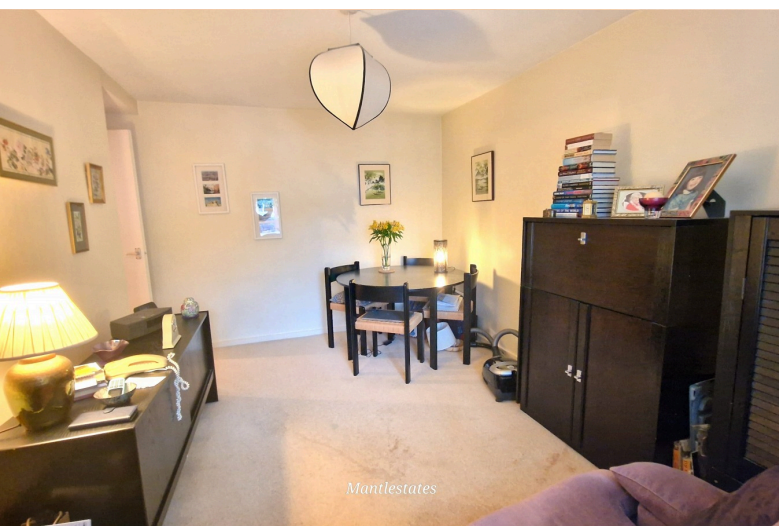
BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £245,000

TENURE : LEASEHOLD

Leicester Road, New Barnet EN5

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**ONE BEDROOM 2nd FLOOR
TOP FLOOR**

**DOUBLE GLAZING
THROUGHOUT**

GAS CENTRAL HEATING

QUIET LOCATION

NEAR TO HIGH BARNET TUBE

COMMUNAL GARDENS

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 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.

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.

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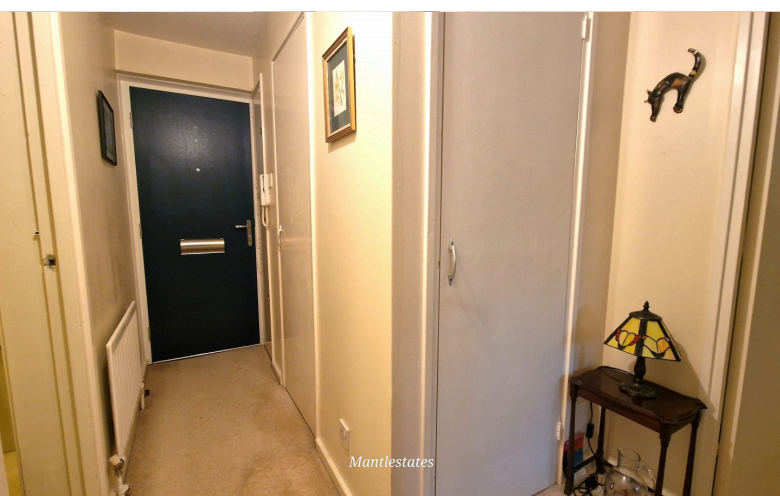
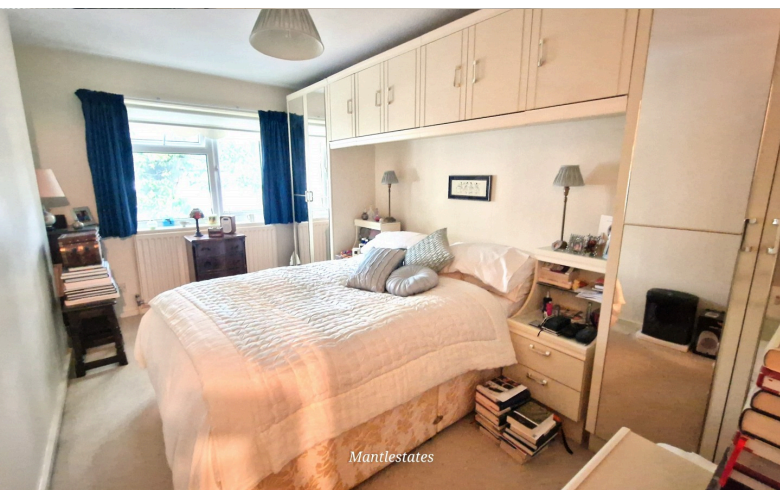
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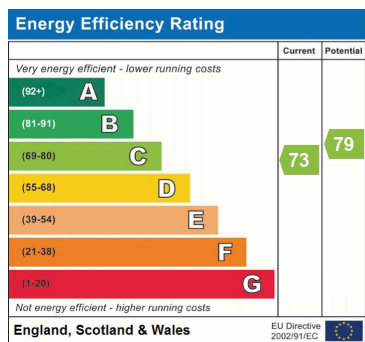
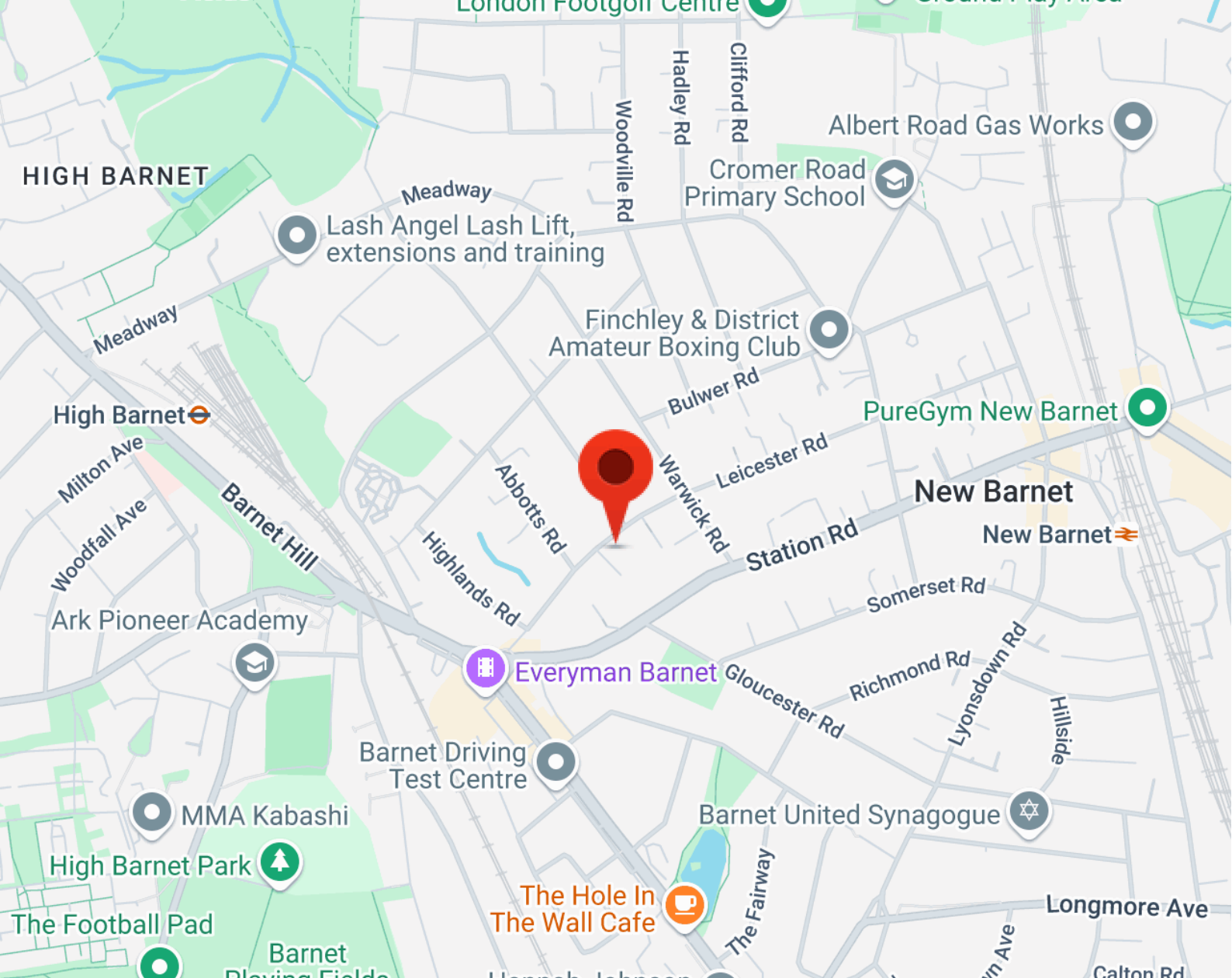
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Address: Leicester Road, New Barnet EN5

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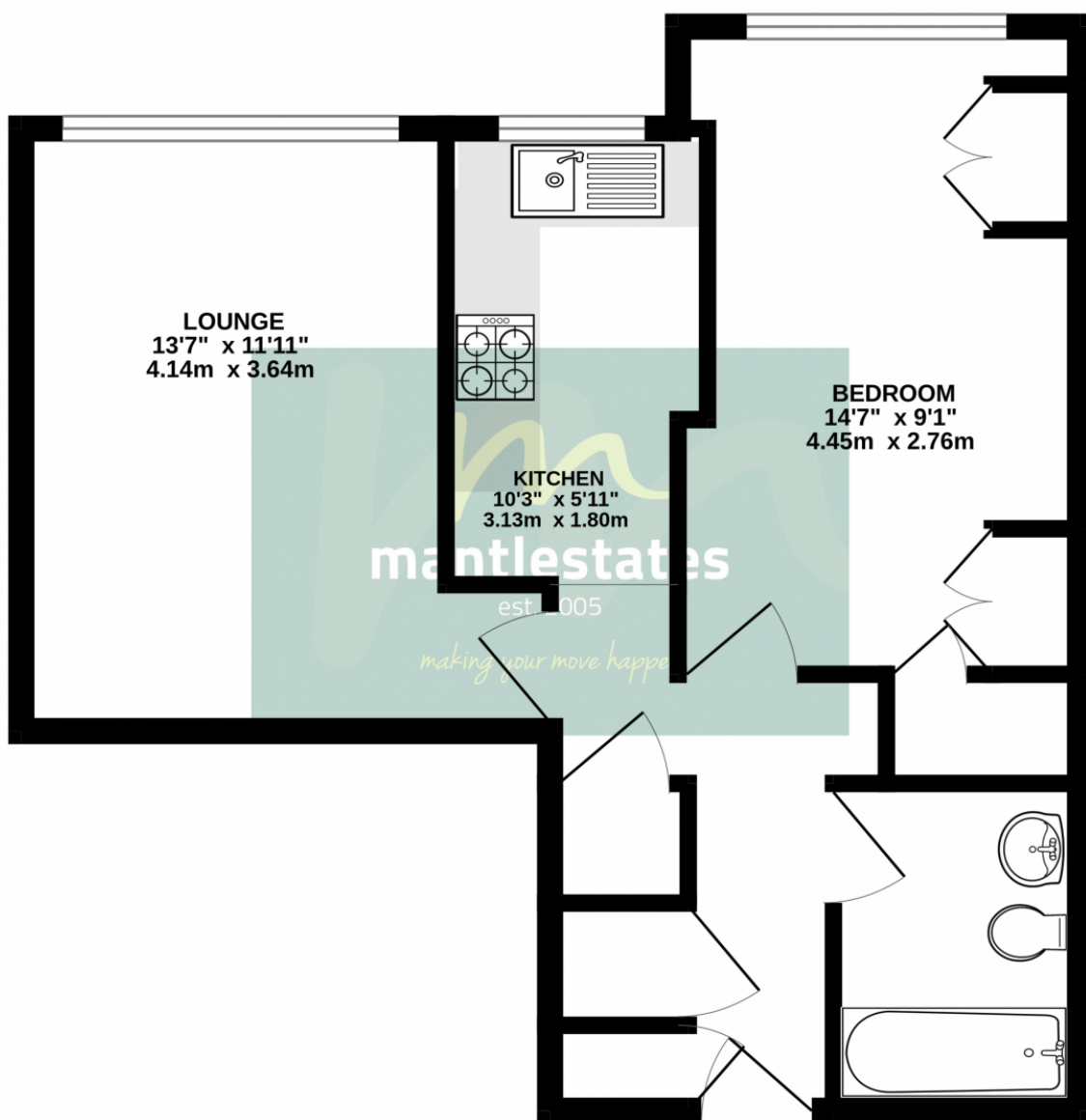
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SECOND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



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 here, 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.
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