



£385,000  
Joystone Court, 81 Park Road EN4



2  
Bedrooms

1  
Bathroom

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB |  
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0208 275 1555



Mantlestates are pleased to offer this **VERY SPACIOUS & WELL PRESENTED 2 BEDROOM** first floor flat with **BALCONY & GATED UNDER GROUND PARKING**. **MODERN FITTED KITCHEN & BATHROOM**, wooden flooring, double glazed & GCH. Easy access to New Barnet Train Station & Shopping facilities, also short walk to Victoria Park & Leisure Centre. **OFFERED CHAIN FREE.**

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**ENNTRANCE HALL:** 34' 00" x 3' 05" (10.36m x 1.04m)

Laminated flooring, radiator, entry phone, storage cupboard, coving to ceiling, storage cupboard plumbed for washing machine, Hive central heating control.

**BEDROOM (1):** 12' 01" x 14' 01" (3.68m x 4.29m)

Double glazed window to front aspect, double radiator, laminated flooring, coving to ceiling, fitted wardrobes.

**BEDROOM (2):** 10' 04" x 8' 00" (3.15m x 2.44m)

Double glazed window to front aspect, coving to ceiling, radiator, laminated flooring.

**BATHROOM W/C:** 10' 04" x 5' 04" (3.15m x 1.63m)

Double glazed window to front aspect, tiled walls, tiled flooring, radiator, low-level flush water closet, wash hand basin with mixer tap, extractor, electric shaving socket, panel bath with mixer tap, and shower attachment.

**KITCHEN:** 13' 03" x 7' 10" (4.04m x 2.39m)

Double glazed window to front aspect, wall and floor standing kitchen units, electric hob, electric oven, vented extractor, gas central heating boiler, plumbed for dishwasher, plumbed for vented clothes dryer, laminated flooring, part tiled wall.

**LOUNGE:** 17' 00" x 12' 00" (5.18m x 3.66m)

Sliding double-glazed door to balcony, double radiator, laminated flooring, coving to ceiling.

**BALCONY:** 9' 03" x 2' 09" (2.82m x 0.84m)

**SECURED PARKING:**

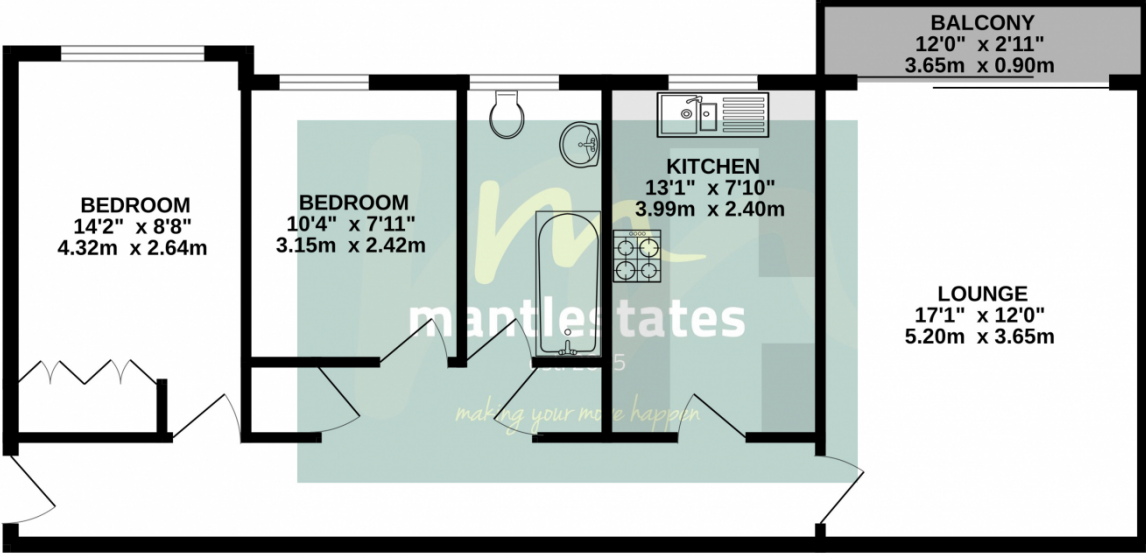
Gated secured allocated parking.



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FIRST FLOOR  
723 sq.ft. (67.1 sq.m.) approx.



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>	74	82
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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TOTAL FLOOR AREA : 723 sq.ft. (67.1 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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