



Asking Price £339,950
Park Road, East Barnet, EN4




BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

2 Bedrooms

1 Bathroom

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

0208 275 1555



Mantlestates are delighted to offer this superb 2 DOUBLE bedroom, 2nd floor flat (TOP) with easy access to New Barnet Train, shopping facilities and various bus routes, as well as Victoria Park & New Barnet Lesure Centre. The property is VERY WELL PRESENTED throughout and offers spacious accommodation.

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ENTRANCE HALL: 15' 5" x 3' 0" (4.70m x 0.91m)

Storage cupboard, radiator, laminate.

RECEPTION: 15' x 12' 3" (4.57m x 3.73m)

Carpeted, double-glazed window to front aspect, sunken spotlights, fireplace with wooden mantle place with wood burning stove.

BEDROOM: 10' 4" x 11' 7" (3.15m x 3.53m)

Double-glazed window to rear aspect, carpeted, radiator.

BEDROOM: 14' 9" x 10' 3" (4.50m x 3.12m)

Double-glazed window to front aspect, Carpets, radiator.

BATHROOM & W/C

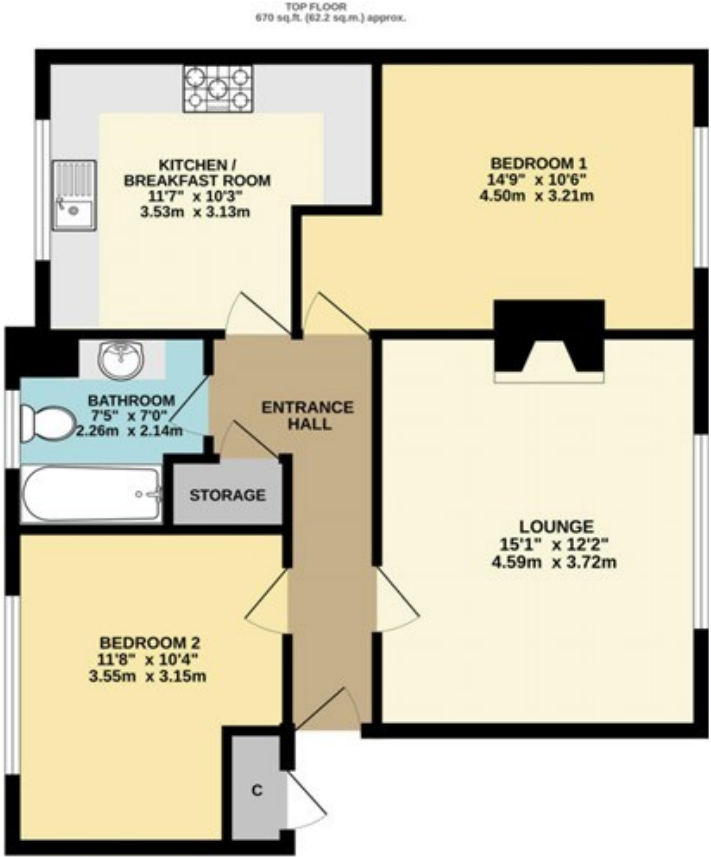
Double-glazed window to rear aspect, ceramic tiled flooring, low-level flush w/c, wash hand basin with vanity unit, part tiled walls, panelled bath, with mixer taps and shower attachment, sunken spotlights.

KITCHEN: 10' 2" x 11' 6" (3.10m x 3.51m)

Double glazed window to front aspect, fitted wall and base units, built-in gas oven and hob, built-in microwave oven, extractor fan, rolled edge work surface, part tiled walls, plumbing for washing machine, sink with drainer and mixer taps, sunken spotlights, Ideal boiler.

EXTERNAL:

OFF STREET PARKING (not allocated), communal gardens, large downstairs storage cupboard.




GROUND FLOOR STORAGE
28 sq.ft. (2.6 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(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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