



£1,950 pcm  
East Barnet Road, East Barnet EN4




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

 **3**  
Bedrooms

 **1**  
Bathroom

Mantlestates

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

0208 275 1555



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Mantlestates are pleased to offer this 3 BEDROOM MAISONETTE with 2 RECEPTION ROOMS & 3 BEDROOMS. (2 doubles & 1 Medium). Double glazed and gas central heating. LOCATED IN THE HEART OF EAST BARET VILLAGE. The property comes with One parking space. AVAILABLE NOW.

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**ENTRANCE HALL:** 16' 05" x 6' 07" (5.00m x 2.01m)

Double glazed window to rear aspect, radiator, laminated flooring, coving to ceiling, and under-stairs storage cupboard.

**REAR RECEPTION:** 16' 10" x 11' 04" (5.13m x 3.45m)

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

**FRONT RECEPTION:** 10' 08" x 10' 02" (3.25m x 3.10m)

Double glazed window to front aspect x 2, radiator, laminated flooring, coving to ceiling.

**KITCHEN:** 11' 02" x 6' 03" (3.40m x 1.91m)

Double-glazed window to front aspect, wall and base units, electric oven, electric hob, tiled flooring, stainless steel sink drainer with mixer tap.

**FIRST FLOOR LANDING:**

Laminated flooring, storage cupboard.

**BATHROOM:** 6' 01" x 6' 05" (1.85m x 1.96m)

Double-glazed window to rear aspect, panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low-level flush water closet, heated towel rail, tiled flooring, extractor.

**REAR BEDROOM:** 11' 10" x 11' 06" (3.61m x 3.51m)

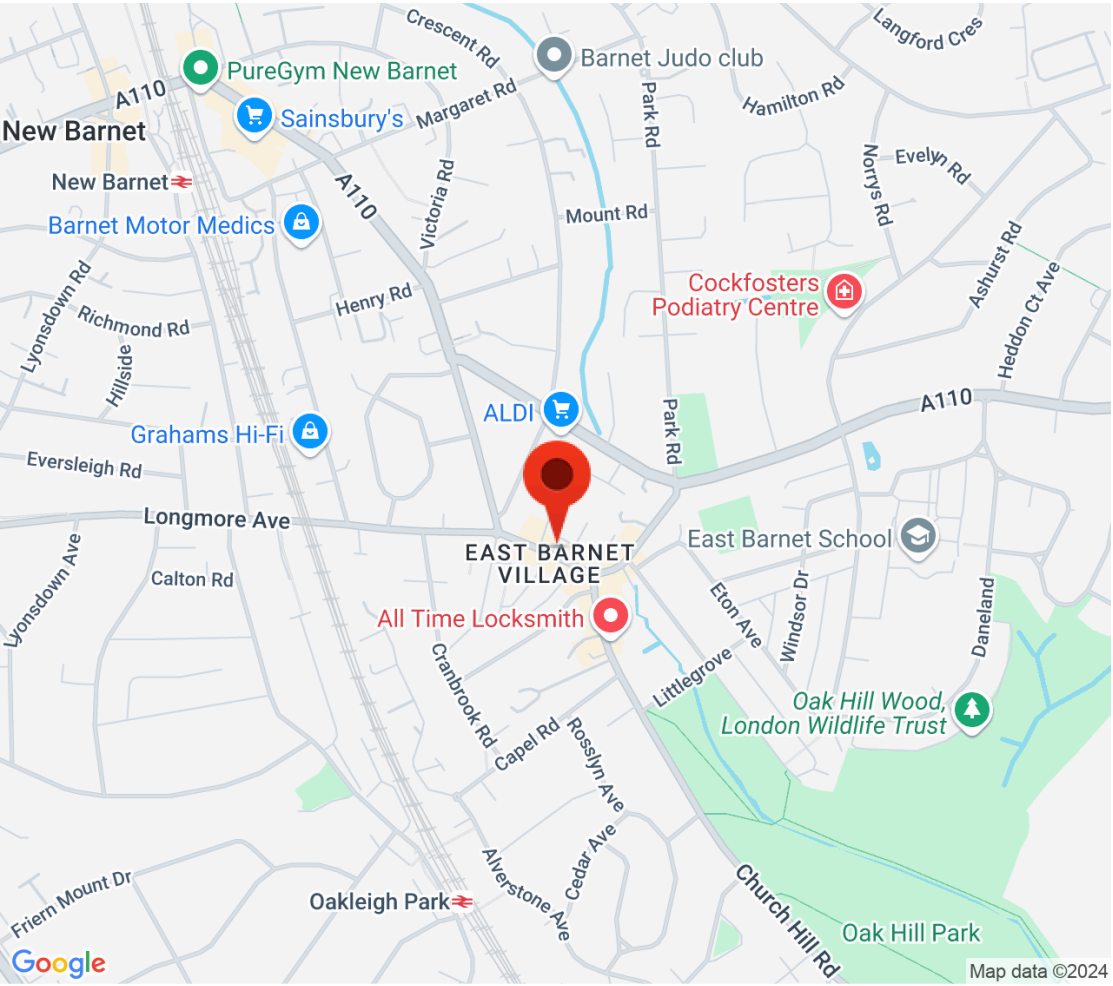
Double glazed window to rear aspect, radiator, laminated flooring, coving to ceiling.

**FRONT BEDROOM:** 15' 08" x 10' 05" (4.78m x 3.17m)

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



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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>		79
(55-68)	<b>D</b>	57	
(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>		EU Directive 2002/91/EC	

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