



Offers over £365,000
Edgeworth Road, New 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 |
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Mantlestates are pleased to present this top-floor apartment within a well-maintained purpose-built block. This generously sized two double-bedroom apartment benefits from a modern finish throughout, double glazing, gas central heating, and a stylish kitchen that features a breakfast bar, Private balcony and communal gardens. The apartment is conveniently located for local amenities and the New Barnet overground station & Cockfosters Tube are within walking distance along side many green open spaces. Offered CHAIN FREE.

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ENTRANCE HALL

Wood flooring.

KITCHEN *11.05ft x 8.08ft (3m x 2m)*

Double glazed window, gas hob, electric oven, extractor, range of fitted wall & base units, part tiled walls, tiled floor, sink, with mixer tap. Breakfast bar.

RECEPTION *16.04ft x 11.12ft (5m x 3m)*

2 double glazed windows, wood floor, double radiator, fireplace.

BEDROOM *12.08ft x 12.01ft (4m x 4m)*

2 double glazed windows, carpet, spotlights.

BEDROOM *11.11ft x 9.05ft (3m x 3m)*

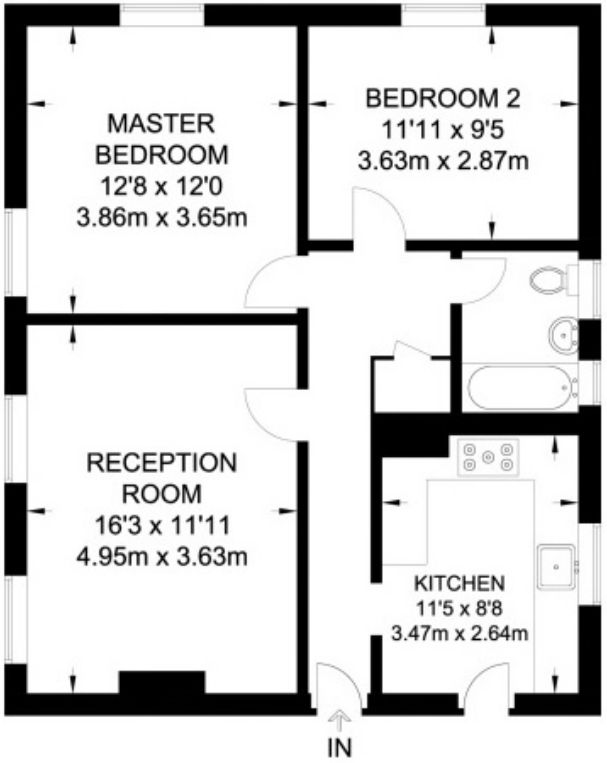
Double glazed window, carpet, spotlights.

BATHROOM

2 double glazed windows, tiled walls, tiled floor, low-level flush w/c, panel bath with mixer tap & shower attachment, wash hand basin with mixer tap.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	86
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

