



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BARNET

 2  
Bedrooms

 1  
Bathroom

Mantlestates





Mantlestates are pleased to offer this 2-DOUBLE BEDROOM SEMI-DETACHED HOUSE that is OFFERED CHAIN FREE. Boasting a LARGE LOUNGE, FITTED KITCHEN DINER & OFF- STREET PARKING. Double Glazed & Gas Central Heating. Well located to local schools & within easy access to New Southgate Train Station & Arnos Grove Tube Station.

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**ENTRANCE PORCH:** 4' 04" x 8' 07" (1.32m x 2.62m)

Double glazed front door with inner adjustable sun blinds, double glazed window to front aspect, radiator, tiled floor, coving to ceiling, triple bi-fold doors into lounge.

**LOUNGE:** 16' 00" x 17' 07" (4.88m x 5.36m)

Double glazed window to front aspect, wooden flooring, double radiator x 2, spot lights, coving to ceiling, fitted gas feature fire place, double glazed doors to kitchen/diner.

**KITCHEN/DINER:** 8' 08" x 17' 07" (2.64m x 5.36m)

Double glazed window to rear aspect, wall and floor standing kitchen units, tiled flooring, gas central heating boiler, plumbed for washing machine, sink drainer with mixer tap, part tiled walls, extractor, radiator.

**LANDING:** 7' 06" x 4' 06" (2.29m x 1.37m)

**BATHROOM:** 5' 09" x 7' 04" (1.75m x 2.24m)

Double glazed window to rear aspect, tiled walls, tiled flooring, panel bath with mixer tap and wall mounted shower, wash hand basin with mixer tap in vanity unit, heated towel rail, low level flush water closet.

**FRONT BEDROOM:** 14' 00" x 14' 05" (4.27m x 4.39m)

Double glazed window to front aspect, double radiator, laminated flooring. STORAGE CUPBOARD: 2'10" x 4'00"

**REAR BEDROOM:** 10' 08" x 9' 10" (3.25m x 3.00m)

Double glazed window to rear aspect, carpet, double radiator, storage area into eaves.

**FRONT GARDEN:**

Off street parking for one car.

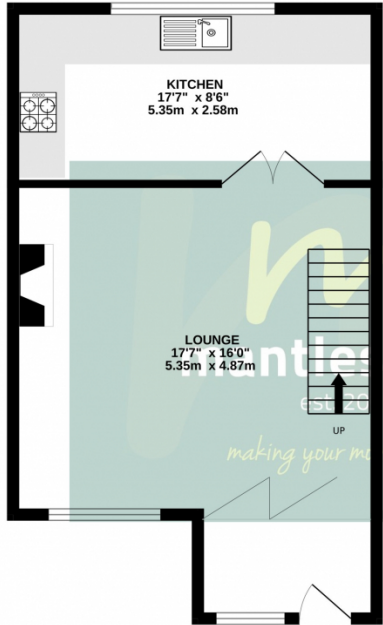




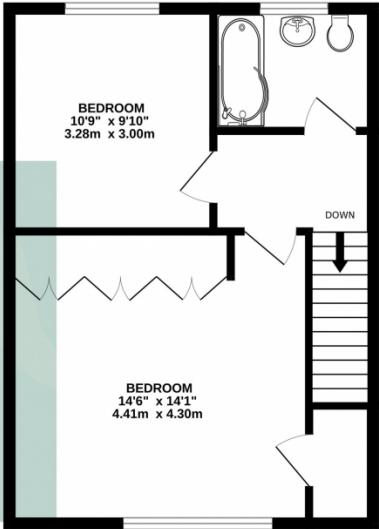
£450,000

Brunswick Avenue, New Southgate N11

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Brunswick Avenue, New Southgate N11

