



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



Bedroom



Bathroom

Asking Price £325,000
Station Road, New Southgate N11



Mantlestates are pleased to offer this **VERY WELL-PRESENTED & SPACIOUS ONE-BEDROOM FLAT WITH BALCONY**. Located within seconds to New Southgate Train Station & Shopping Facilities. **LONG LEASE & OFFERED CHAIN FREE.**

Mantlestates are delighted to offer this beautifully maintained, spacious 1 1-bedroom flat in the heart of New Southgate. This property offers fantastic links into the city with New Southgate station being a stones throw away. Many local shops, restaurants and amenities are within walking distance of the property such as Co-Op, supermarkets, and numerous coffee shops.

OPEN PLAN LIVING AREA: *17' 03" x 14' 03" (5.26m x 4.34m)*

Spacious open-plan living area, tastefully decorated, laminate flooring, beautifully fitted kitchen with integrated appliances, with over-the-hob extractor fan, stainless steel sink, and drainer with mixer taps. The large open space offers enough room for a dining area and lounge areas. 3 Floor-to-ceiling double-glazed doors and windows leading out onto the glass-enclosed balcony.

BEDROOM: *12' 01" x 9' 11" (3.68m x 3.02m)*

Double bedroom, floor-to-ceiling double glazed window to rear aspect with views of Alexander Palace, carpet, fitted wardrobes, radiator.

BALCONY:

Glass enclosed balcony large enough for a 4 seater table and chairs, with beautiful views of Alexander Palace and the city.

BATHROOM:

Double-glazed window, laminate flooring, panelled bath, with mixer taps, shower, wash hand basin with mixer taps integrated low-level flush w/c, tiled walls, glass shower screen, heated towel rail.

STORAGE:

HALLWAY:

Large hallway leading into the apartment, laminate floors, spot-lights, radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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 

Address: Montmorency House, N11

