



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £340,000

TENURE : LEASEHOLD

Montmorency House, Station Road N11

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

SPACIOUS APARTMENT

BEAUTIFULLY MAINTAINED

**LARGE OPEN PLAN LIVING
AREA**

GLASS ENCLOSED BALCONY

**VIEWS OF ALEXANDER
PALACE**

COMMUNAL TERRANCE

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are delighted to offer this beautifully maintained spacious 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.

New Southgate Overground Station is located 0.1 miles from the property which provides useful transport to Moorgate, Finsbury Park and Kings Cross. Arnos grove underground stations (Piccadilly line) is approximately 0.5 miles from the property.

The North Circular is located 0.2 miles from the property which provides great links into London by car. This flat consists of a large open plan kitchen dining area with modern built in appliances including a dishwasher, a double bedroom with built-in wardrobe space, three a fully fitted bathroom, a separate laundry cupboard, long open hallway and a beautifully enclosed glass terrace area big enough to fit a table and 4 chairs.

Key features include, laminate flooring throughout, gas central heating, double glazing throughout, tilt/turn windows, secure bike storage room, a communal terrace and lots of natural lighting throughout, a large private terrace area with views of Alexandra Palace/ The City.

Ideally suited for a single working professional, couple, small family or first time buyer.

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.

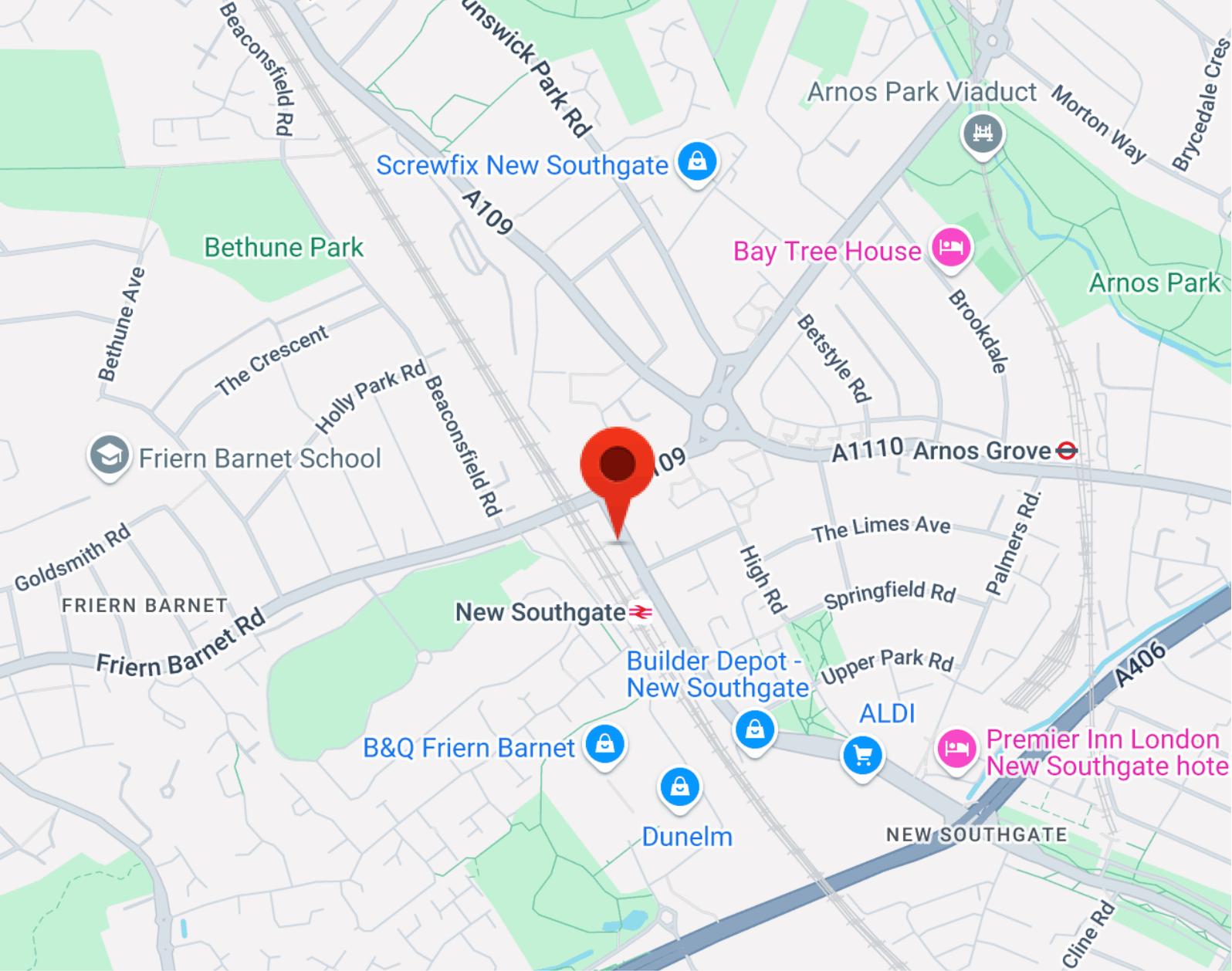
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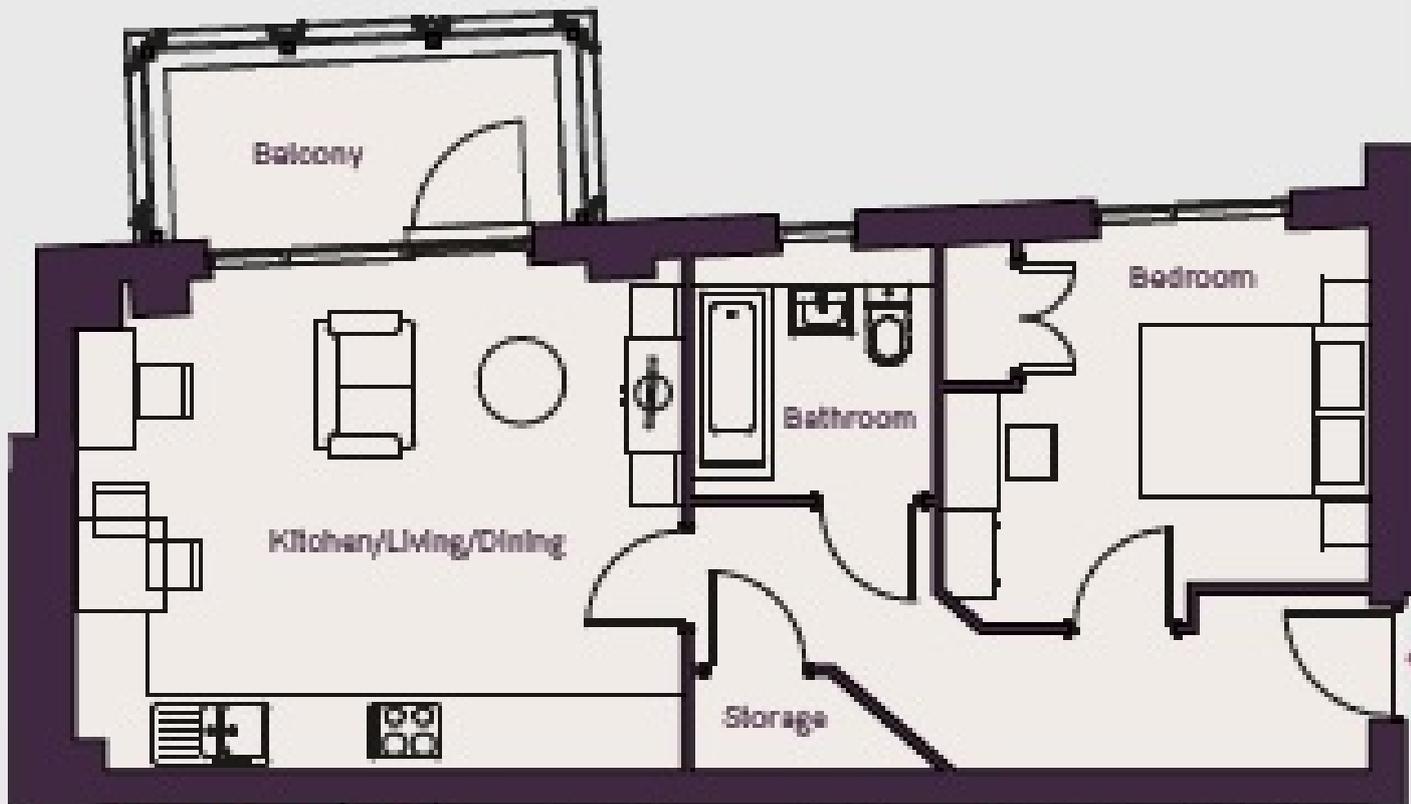




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Montmorency House, N11





Kitchen/ Living /Dining	5.27m x 4.36m 17'3" x 14'3"
Bedroom	3.70m x 3.04m 12'1" x 9'11"
Total	50 sq m 538 sq ft