



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £325,000

TENURE : LEASEHOLD

Station Road, New Southgate 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 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.

Mantlestates

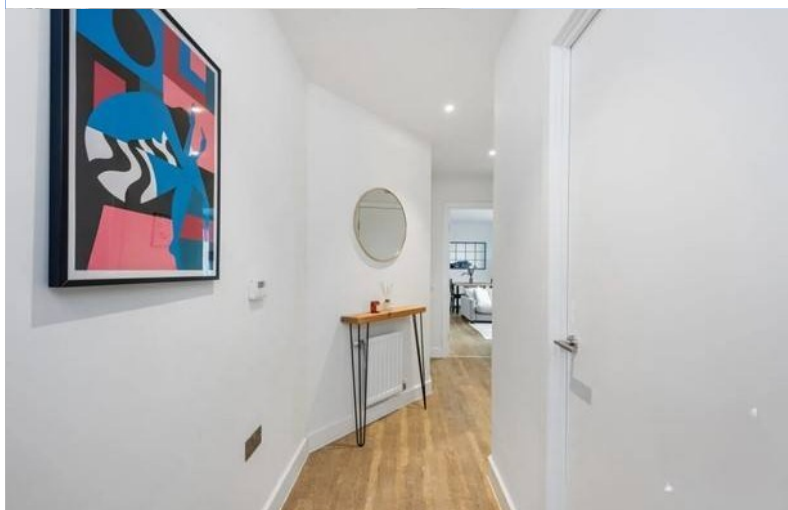
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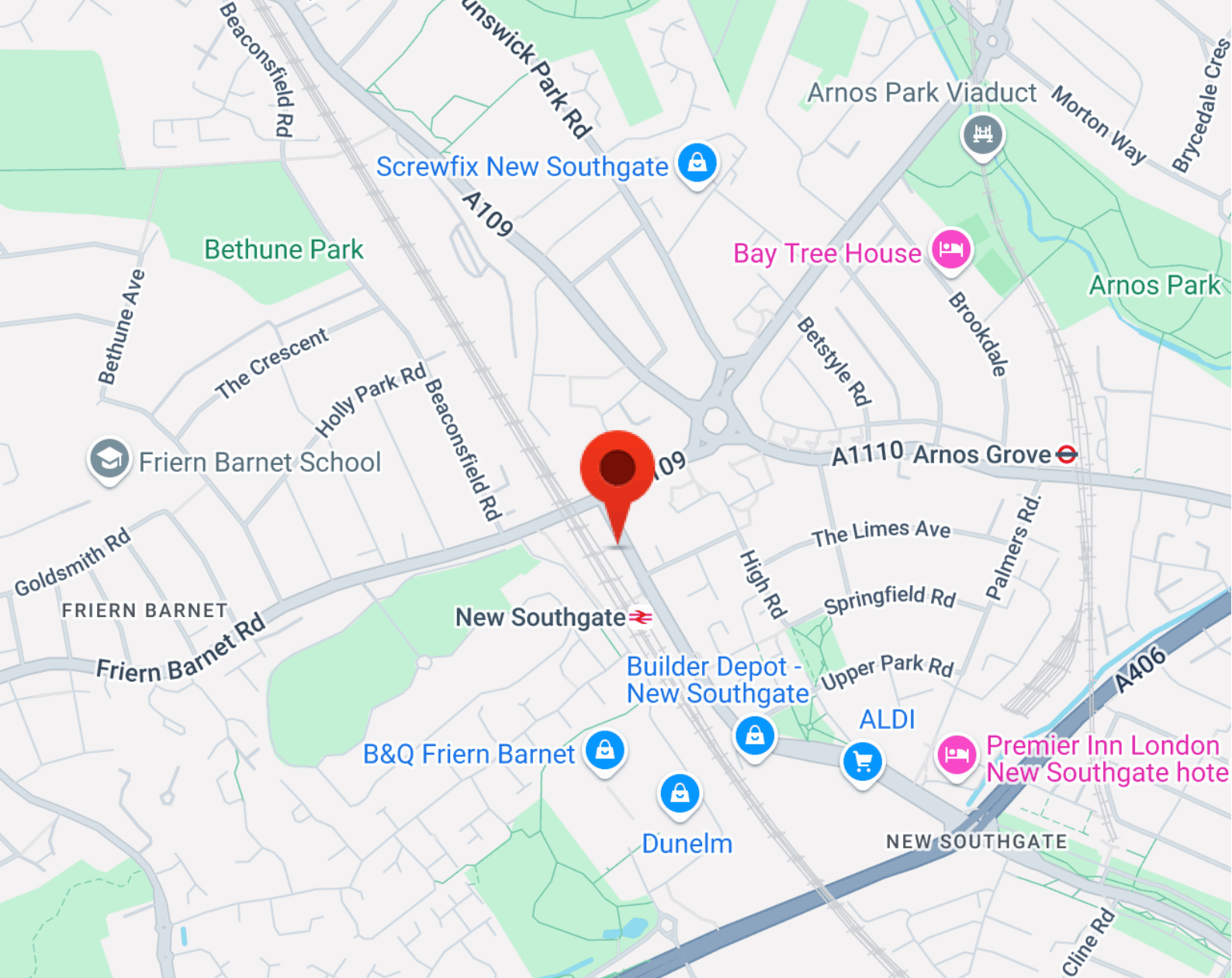
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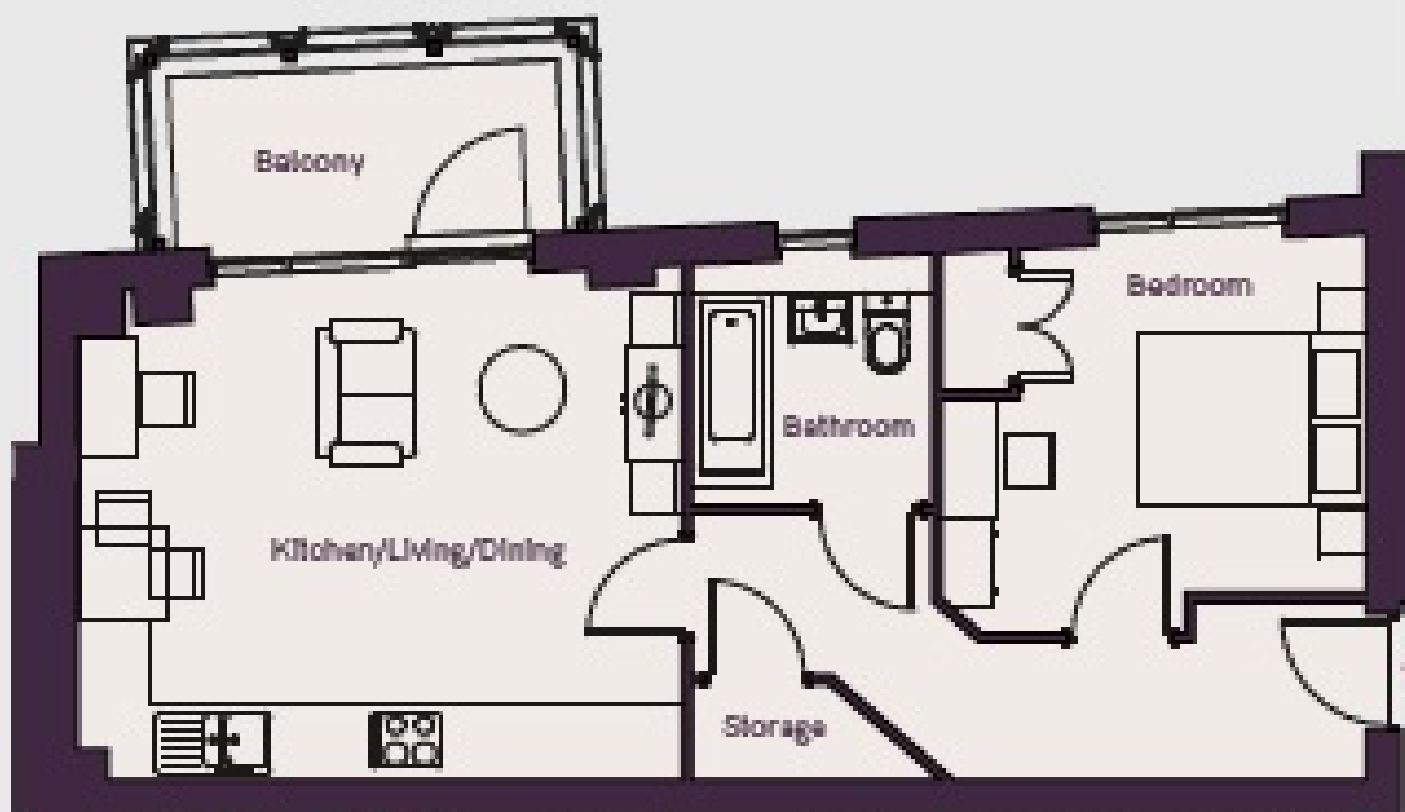






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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