



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£269,000**

**TENURE : LEASEHOLD**

**Hastings Close, Leicester Barnet EN5**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 0**

**ONE BEDROOM FLAT**

**GAS CENTRAL HEATING**

**GROUND FLOOR**

**DIRECT ACCESS TO  
COMMUNAL GARDEN**

**DOUBLE GLAZED**

**COMMUNAL PARKING**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to offer this ONE-BEDROOM GROUND FLOOR FLAT set in a quiet location and with off-street parking. Located within easy access to New Barnet Train Station, Gymnasium & Shopping facilities. Boasting direct access to communal garden, double glazed & gas central heating. OFFERED CHAIN FREE.

**ENTRANCE HALL:** 11' 07" x 2' 09" (3.53m x 0.84m)

(11'07" x 2'09") x (8'09" x 3'00") Tiled flooring, radiator, 2 x storage cupboards one housing gas central heating boiler.

**LOUNGE:** 13' 04" x 8' 02" (4.06m x 2.71m)

Double-glazed window to front aspect, laminated flooring, radiator, storage cupboard.

**KITCHEN:** 8' 09" x 4' 07" (2.67m x 1.40m)

Double glazed door to garden, wall and floor standing kitchen units, sink with mixer tap, plumbed washing.

**SHOWER ROOM:** 5' 05" x 6' 02" (1.65m x 1.88m)

Double glazed window to rear aspect, tiled flooring, tiled walls, walk-in shower with mixer tap, pedal stall wash hand basin with mixer tap, heated towel rail, low-level flush water closet.

**BEDROOM:** 7' 08" x 7' 00" (2.34m x 2.13m)

Double-glazed window to rear aspect, tiled flooring, radiator.

**EXTERNAL AREAS:**

Communal parking, communal gardens.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Address: Hastings Close, Leicester Barnet EN5

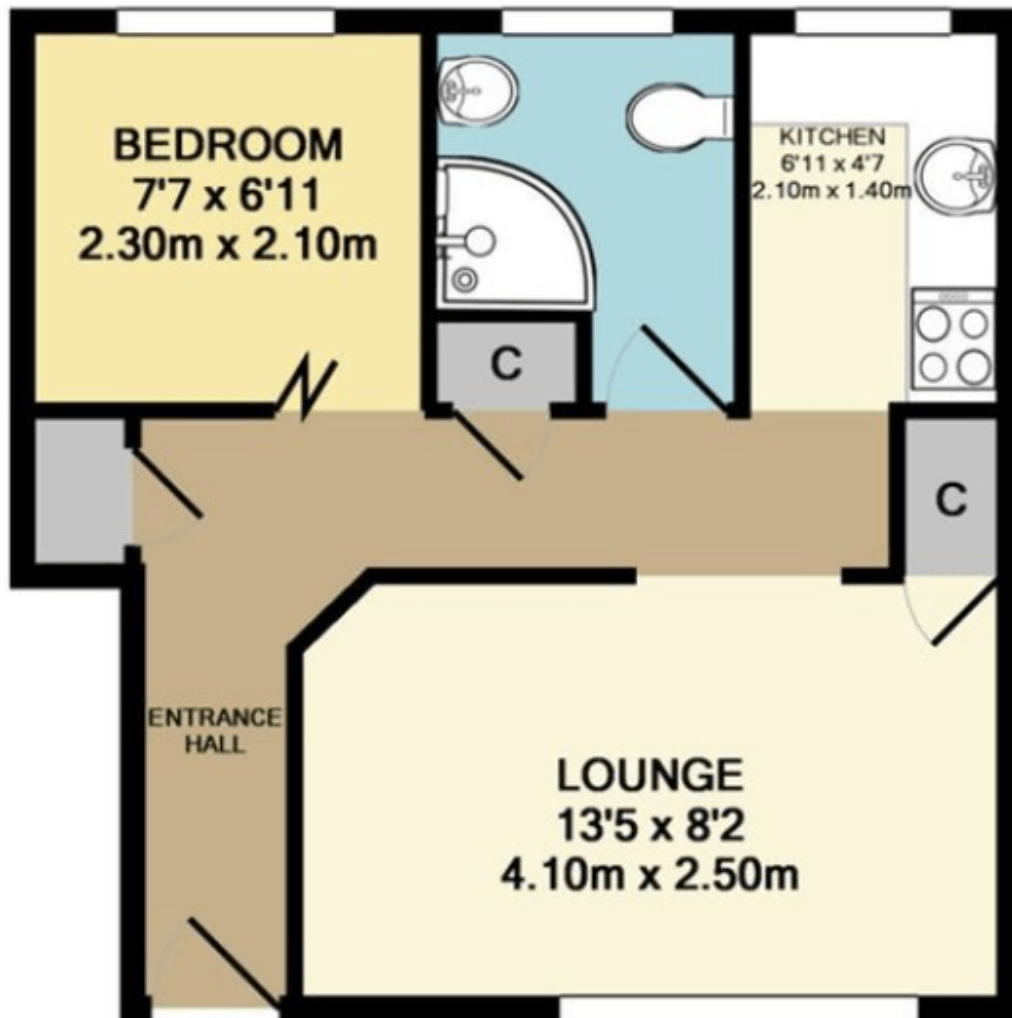
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TOTAL APPROX. FLOOR AREA 336 SQ.FT. (31.2 SQ.M.)