



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET

*Mantlestates*

 **2**  
**Bedrooms**

 **1**  
**Bathroom**





Mantlestates are pleased to offer this 2 Bedroom First Floor Maisonette with its own garden. Benefitting with over 900-year lease, double glazed & gas central heating & double glazed. Open plan kitchen/lounge & 2 good-sized bedrooms. Near to Oak Hill Park & Local Schools. Zero Ground Rent. CHAIN FREE

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#### **KITCHEN - LOUNGE OPEN PLAN:**

**KITCHEN AREA:** *6' 03" x 7' 10" (1.91m x 2.39m)*

Double glazed window to rear aspect, stainless steel sink drainer with mixer tap, gas central heating boiler, gas hob, electric oven, extractor, coving to ceiling, plumbed for washing machine, laminated flooring.

**LOUNGE AREA:** *10' 04" x 9' 05" (3.15m x 2.87m)*

Double glazed window to rear aspect, coving to ceiling, laminated flooring, radiator.

**HALL WAY:** *8' 07" x 3' 09" (2.62m x 1.14m)*

( 7'05" x 2'09" ) x ( 5'07" x 3'10" ) Double glazed front door to side aspect, double radiator, storage cupboard, laminated flooring, coving to ceiling.

**BATHROOM:** *5' 04" x 5' 05" (1.63m x 1.65m)*

Double glazed window to side aspect, low-level flush water closet, panel bath with mixer tap and shower attachment, extractor, tiled walls.

**BEDROOM ONE:** *13' 06" x 10' 05" (4.11m x 3.17m)*

Double glazed window to front aspect, laminated flooring, radiator, coving to ceiling.

**BEDROOM TWO:** *9' 00" x 9' 07" (2.74m x 2.92m)*

Double glazed window to front aspect, laminated flooring, radiator, coving to ceiling.

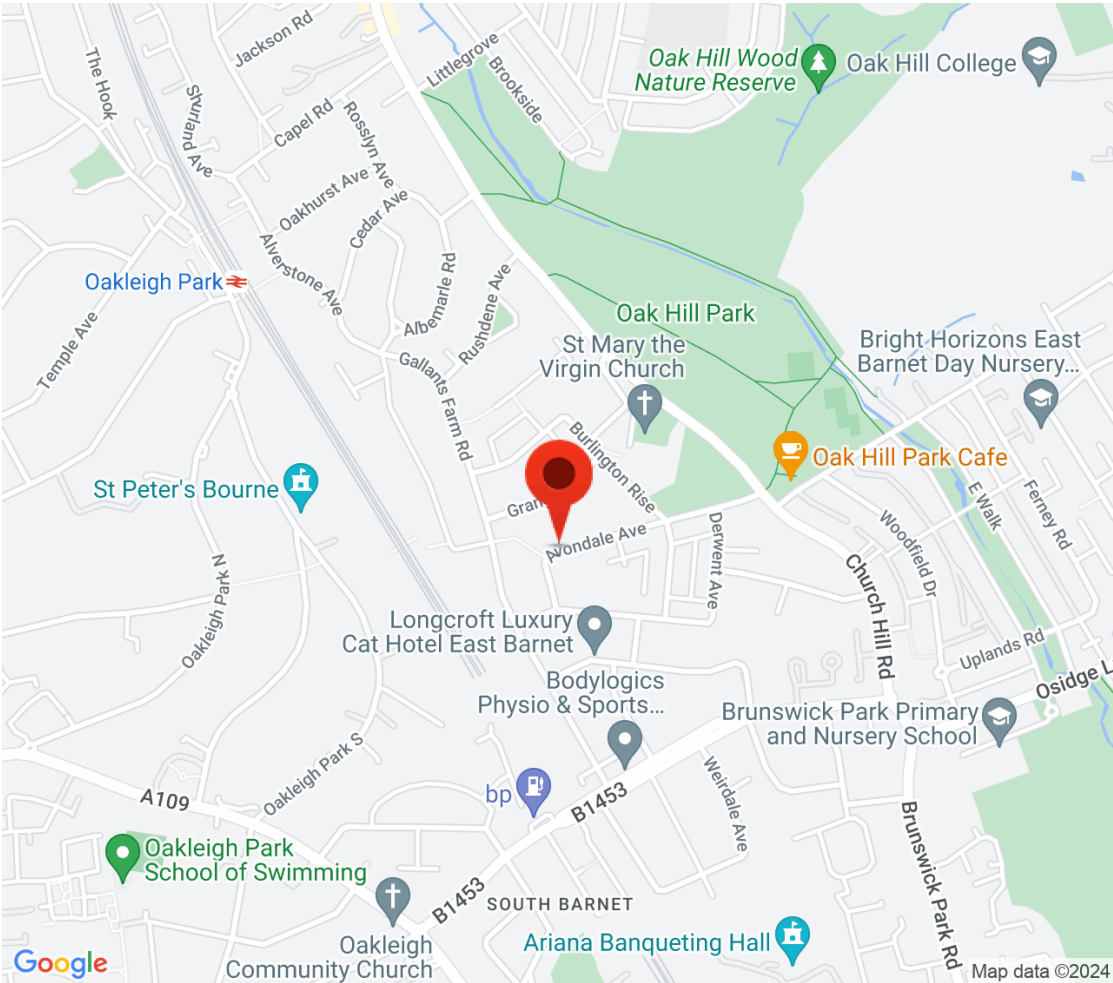
**GARDEN:** *58' 00" x 14' 00" (17.68m x 4.27m)*


Mainly laid to lawn, patio area.



# Asking Price £329,950

## Avondale Avenue, East Barnet EN4



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>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Avondale Avenue, East Barnet EN4

