



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £329,950

TENURE : LEASEHOLD

Avondale Avenue, East Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 BEDROOM MAISONETTE

FIRST FLOOR

DOUBLE GLAZED

GAS CENTRAL HEATING

913 YEARS LEASE REMAINING

OWN GARDEN

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 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. Service Charges 50/50 are split with the flat ground floor. CHAIN FREE

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.



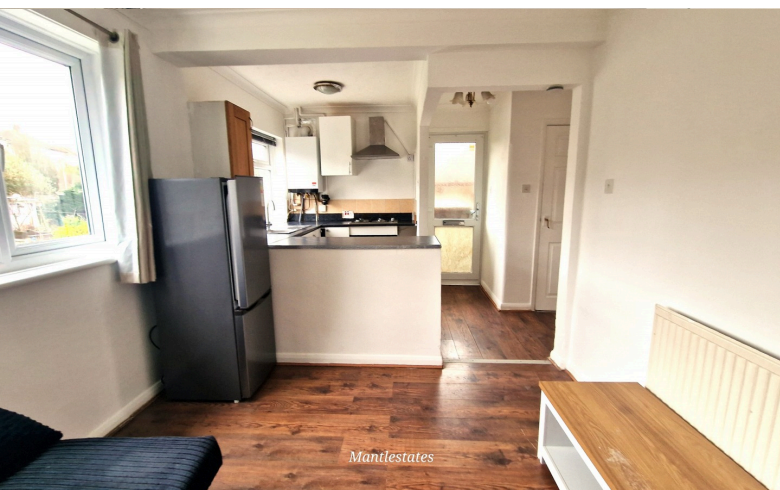
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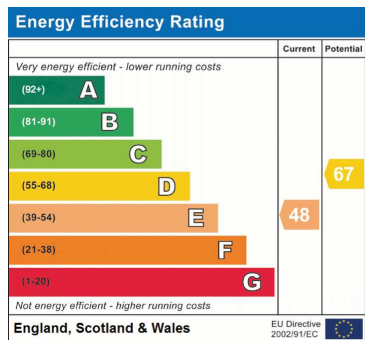
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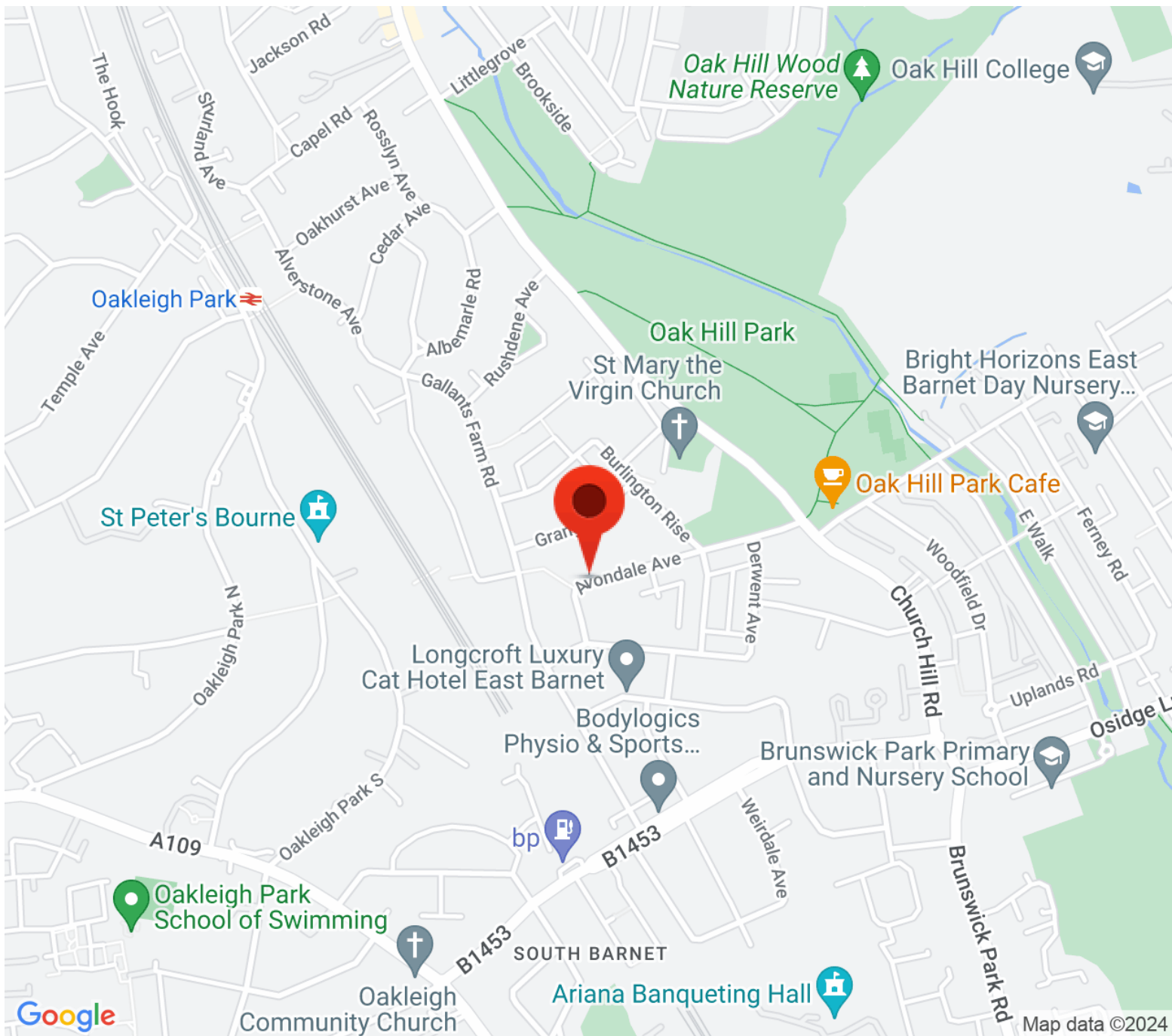


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