



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



£379,500

TENURE : LEASEHOLD

Hall Court, Wheatley Close, London NW4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

SEPARATE GARAGE

SPACIOUS MODERN KITCHEN

**EASY ACCESS TO
COLLINDALE STATION**

**WALKING DISTANCE TO
SHOPS**

**WELL PRESENTED
THROUGHOUT**

SPACIOUS LOUNGE

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 well presented TWO BEDROOM first floor flat, with MODERN KITCHEN, BATHROOM & OWN SEPARATE GARAGE. Based in a quiet location with easy access to Colindale tube station, Brent Cross Shopping Centre, and local parks. Boasting new Laminated Flooring & New Decor Throughout. 172 Year Lease.

OFFERED CHAIN FREE.

ENTRANCE HALL: 6' 00" x 7' 00" (1.83m x 2.13m)

Laminate flooring, spotlights, entry phone system. Storage cupboard: 4'09" x 2'05"

FRONT BEDROOM: 11' 05" x 7' 01" (3.48m x 2.16m) < 9'01" into wardrobes

Double glazed window to front aspect, double radiator, laminate flooring.

FRONT BEDROOM: 14' 05" x 11' 00" (4.39m x 3.35m)

Double glazed window to front aspect, laminate flooring, double radiator, fitted wardrobes.

LOUNGE: 12' 01" x 19' 01" (3.68m x 5.82m)

Double glazed window to rear aspect, double glazed window to side aspect, laminate flooring, spotlights, 2 double radiators.

BATHROOM: 7' 06" x 6' 09" (2.29m x 2.06m)

Tiled walls, tiled floor, extractor, spotlights, heated towel rail, low-level flush water closet, wash hand basin with mixer taps and vanity unit, panel bath with mixer tap and shower attachment.

KITCHEN: 9' 07" x 9' 09" (2.92m x 2.97m)

Double glazed window to rear aspect, wall and base units, plumbing for dishwasher, plumbing for washing machine, stainless steel sink drainer with mixer taps, gas central heating boiler, gas hob, electric oven, extractor, tiled floor, part tiled walls.

EXTERNAL AREAS:

Own separate garage, Communal parking, and communal gardens.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL APPROX. FLOOR AREA 885 SQ.FT. (81.7 SQ.M.)