



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★★★★★

**GOLD WINNER**

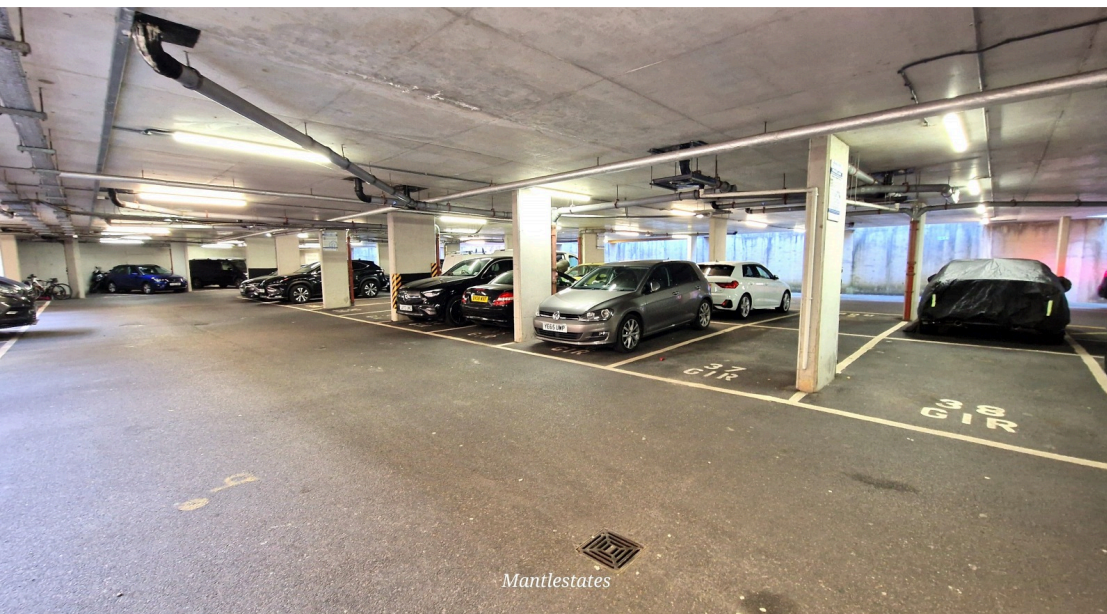
ESTATE AGENT  
IN BARNET

 **1**  
**Bedroom**

 **1**  
**Bathroom**

*Mantlestates*





Mantlestates are pleased to offer this gated and spacious One bedroom flat on the 2nd floor with a balcony and long lease. Lift, gym access and underground parking. Near to local shopping facilities and transport links. OFFERED CHAIN FREE.

Mantlestates are pleased to offer this gated and spacious One-bedroom flat on the 2nd floor with a balcony and long lease. Lift, gym access and underground parking. Near to local shopping facilities and transport links.

OFFERED CHAIN FREE.

**ENTRANCE HALL:** 11' 04" x 3' 10" (3.45m x 1.17m)

Carpet, electric heater, entry phone.

**STORAGE CUPBOARD:** 3' 08" x 2' 03" (1.12m x 0.69m)

Hot water cylinder.

**W/C:** 5' 00" x 3' 07" (1.52m x 1.09m)

Low-level flush, electric heater, wash hand basin with mixer tap set in a vanity unit.

**LOUNGE / DINER:** 20' 08" x 13' 00" (6.30m x 3.96m)

ACTUAL SIZES: (20'.08" > 12'.10") X (13'.00" > 9'.00"). Double-glazed window to rear aspect, double-glazed door to balcony, carpet, electric heater.

**BALCONY:** 12' 00" x 2' 05" (3.66m x 0.74m)

**KITCHEN:** 7' 10" x 8' 01" (2.39m x 2.46m)

Double-glazed window to rear aspect, wall and base units, integrated fridge freezer, washing machine, dishwasher, electric hob and electric oven, extractor hood, spot lights, part tiled walls, and tiled floor.

**BEDROOM:** 12' 05" x 10' 06" (3.78m x 3.20m)

Double-glazed window to rear aspect, carpet, electric heater.

**DRESSING AREA:** 3' 07" x 6' 04" (1.09m x 1.93m)

Carpet

**BATHROOM:** 7' 05" x 6' 04" (2.26m x 1.93m)

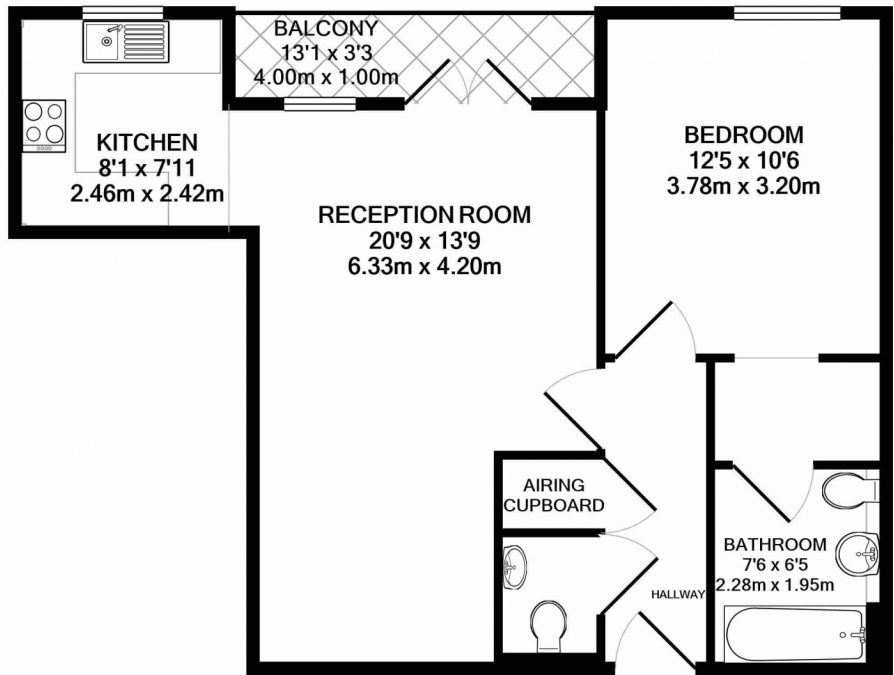
Low-level flush w/c, wash hand basin with mixer taps set in a vanity unit, spotlights, extractor fan, heated flooring, panelled bath with mixer tap and shower attachment, part tiled walls.





# Asking Price £325,000

## Girton Court, Whetstone N20



GIRTON COURT, MAGDALENE GARDENS, LONDON, N20  
TOTAL APPROX. FLOOR AREA 602 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(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		EU Directive 2002/91/EC

Address: Girton Court, N20

