



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



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Asking Price £527,500

TENURE : LEASEHOLD

Prospect Road, High Barnet EN5

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**2 BEDROOM END OF
TERRACED HOUSE**

2 MODERN BATHROOMS

**OVER 900 YEARS LEASE
REMAINING**

**MODERN FITTED KITCHEN
WITH APPLIENCES**

WELL PRESENTED

QUIET ROAD

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



END OF TERRACED House OFFERED CHAIN FREE. ULTRA MODERN Fitted Kitchen & Modern Bathroom. En-Suite to Main Bedroom. Located within easy reach of High Barnet Tube Station (Northern Line). Easy access to High Barnet's shopping facilities. Very Well Presented & Set in Quiet Location.

ENTRANCE HALL: 15' 00" x 3' 08" (4.57m x 1.12m)

Double glazed front door, storage cupboard, laminated flooring, radiator.

KITCHEN: 13' 03" x 9' 00" (4.04m x 2.74m)

Double glazed window to front aspect, wall and floor standing units, sink drainer with mixer tap, quartz work tops, Neff fitted dishwasher, Bosch fitted washing machine, gas central heating boiler, under unit lighting, AEG 5 ring gas hob, extractor, Siemens microwave, Miele water filter, Bosch double oven, tiled flooring, spot lights.

LOUNGE / DINING ROOM 21' 01" x 12' 10" (6.43m x 3.91m)

Double glazed door to communal gardens, fitted carpet, radiator, wall lights x 5, remote control projector screen, spot lights.

LANDING: 10' 09" x 6' 05" (3.28m x 1.96m)

Double glazed window to side aspect, carpet on stairs, double glazed window to rear aspect.

FRONT BEDROOM: 10' 00" x 12' 10" (3.05m x 3.91m)

Double glazed window to front aspect, carpet, radiator.

BATHROOM: 6' 01" x 8' 07" (1.85m x 2.62m)

Heated towel rail, low-level flush water closet, Jacuzzi corner bath with mixer tap & shower attachment, tiled flooring, tiled walls, spot lights.

REAR BEDROOM: 12' 09" x 12' 10" (3.89m x 3.91m)

(12'09" > 9'00") x (12'10" x 6'03") Double glazed window to rear aspect, carpet, radiator, wall lights.

EN-SUITE: 6' 00" x 5' 06" (1.83m x 1.68m)

Wash hand basin with mixer tap, low-level flush water closet, walk-in shower, extractor, tiled walls, tiled flooring, heated towel rail.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Prospect Road, New Barnet, EN5



Prospect Road, Barnet, EN5

Approximate Area = 898 sq ft / 83.4 sq m (excludes shed)

For identification only - Not to scale



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