



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



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Asking Price £365,000

TENURE : LEASEHOLD

Feline Court, East Barnet Village EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 DOUBLE BEDROOM
GROUND FLOOR FLAT**

**AMPLE STORAGE
CUPBOARDS**

SPACIOUS LOUNGE

**LOCATED IN THE HEART OF
THE VILLAGE**

NEAR TO OAK HILL PARK

**EASY ACCESS TO OAKLEIGH
PARK TRAIN STATION**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



2 DOUBLE BEDROOM purpose-built flat, GROUND-FLOOR, with a SPACIOUS LOUNGE, fitted kitchen, recently rewired and a newly installed boiler & AMPLE STORAGE CUPBOARDS. Very WELL PRESENTED, modernised throughout. Located in the heart of East Barnet Village with access to shopping facilities, coffee shops & Oak Hill Park, featuring a new bathroom, communal parking, and a short walk to Oakleigh Park train station. MUST BE SEEN.

ENTRANCE HALL: 10' 10" x 3' 03" (3.30m x 0.99m)

Laminate floor and carpet, radiator, coving to ceiling, entry phone, and 3 storage cupboards. actual measurements - (10'.10" x 3'.03") x (13'.07" x 2'.10")

RECEPTION: 18' 03" x 10' 0" (5.56m x 3.05m)

Double-glazed window to rear aspect, double-glazed doors to rear aspect. coving to ceiling, carpet, radiator

KITCHEN: 13' 2" x 7' 00" (4.01m x 2.13m)

Wall and base units, double-glazed window to rear aspect, stainless steel sink, with drainer and mixer taps, plumbing for washing machine, electric oven, hob and grill, coving to ceiling gas central heating boiler.

BEDROOM: 15' 01" x 8' 10" (4.60m x 2.69m)

Double-glazed window to front aspect, carpet, radiator, coving to ceiling.

SHOWER & W/C: 7' 00" x 7' 00" (2.13m x 2.13m)

Tiled walls and floors, double walk-in shower cubicle, low-level flush w/c, wash hand basin with mixer and vanity unit, heated towel rail, storage cupboard, extractor fan.

BEDROOM: 15' 00" x 9' 04" (4.57m x 2.84m)

Double-glazed window to front aspect, carpet, radiator, fitted wardrobes, coving to ceiling

EXTERNAL FEATURES:

Small patio area, off-street parking on a first-come basis.

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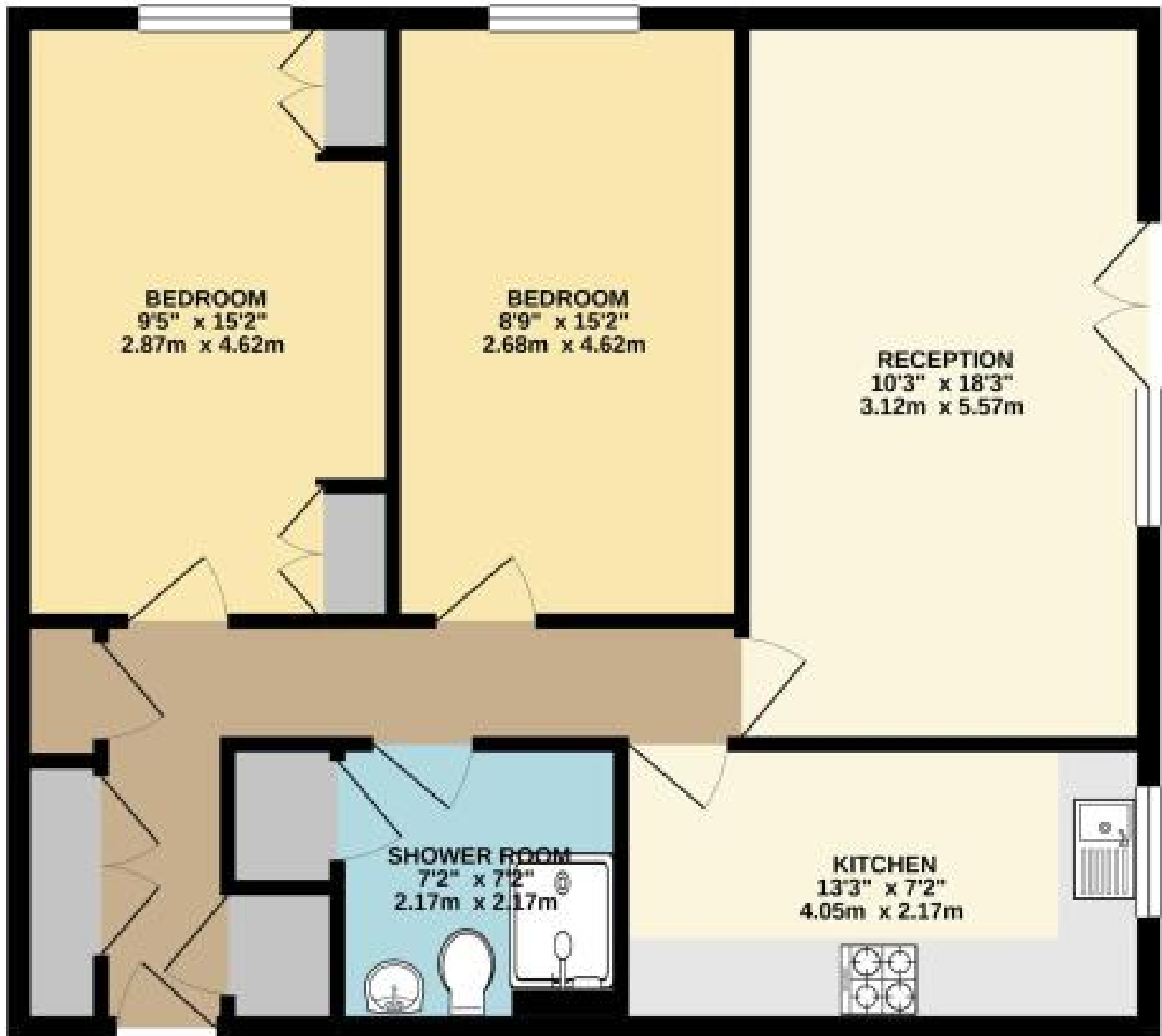


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Feline Court, 23 Cat Hill, EN4



GROUND FLOOR
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 here are for information only and no guarantee as to their operability or efficiency can be given.

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