



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET



2

Bedrooms



1

Bathroom



**VERY WELL PRESENTED 2 BEDROOM GROUND FLOOR FLAT** set in a quiet location and within minutes walk to Oakleigh Park Train Station with access to Kings Cross & Moorgate via Finsbury Park. Boasting a **MODERN FITTED KITCHEN, BATHROOM, LONG LEASE & CHAIN FREE.** Ideal first-time buyers or buy-to-let.

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**ENTRANCE HALL:** *4' 08" x 6' 04" (1.42m x 1.93m)*

Laminated flooring, entry phone.

**BEDROOM TWO:** *9' 00" x 6' 10" (2.74m x 2.08m)*

Double-glazed window to front aspect, laminated flooring, radiator.

**BATHROOM :** *8' 03" x 6' 08" (2.51m x 2.03m)*

8'03" x 6'08" > 3'10" Tiled flooring & walls, panel bath with mixer tap & shower attachment, spot lights, wash hand basin with mixer tap in vanity unit, extractor, heated towel rail, low level flush water closet.

**BEDROOM ONE:** *12' 087" x 9' 02" (5.87m x 2.79m)*

Double-glazed window to front aspect, laminated flooring, radiator.

**RECEPTION ROOM:** *15' 10" x 11' 05" (4.83m x 3.48m)*

Double-glazed window to rear aspect, laminated flooring, radiator.

**KITCHEN:** *8' 06" x 8' 05" (2.59m x 2.57m)*

Double glazed window to rear aspect, wall and floor standing kitchen units, fitted dish washer & washing machine, quartz work top, electric hob & oven, extractor, fitted fridge freezer, storage cupboard, laminated flooring.



Asking Price £319,950

Shurland Avenue, East Barnet EN4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	75
(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: Shurland Avenue, East Barnet EN4

