



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

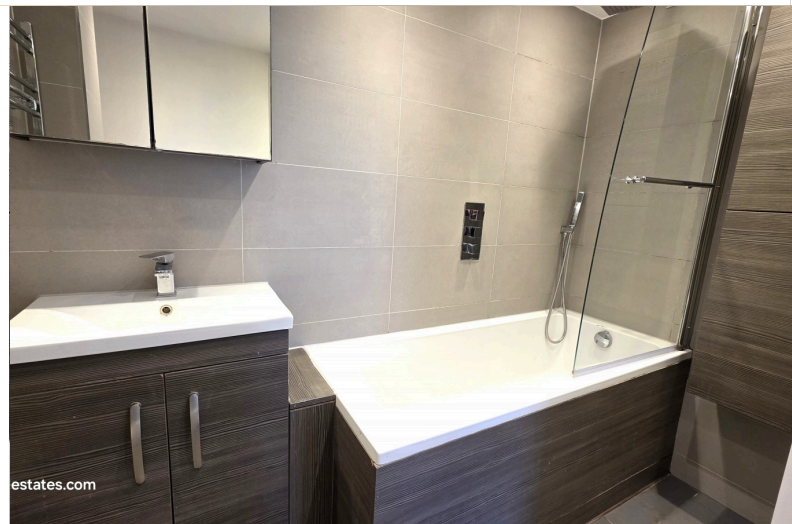
GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



es.com



estates.com

Asking Price £319,950

TENURE : LEASEHOLD

Shurland Avenue, East Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM GROUND FLOOR
FLAT**

PRIVATE BLOCK

**MODERN FITTED KITCHEN &
BATHROOM**

NO THROUGH ROAD

**VERY NEAR TO OAKLEIGH
PARK TRAIN STATION**

**EASY ACCESS TO EAST
BARNET VILLAGE**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



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 for first-time buyers or buy-to-let.

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.

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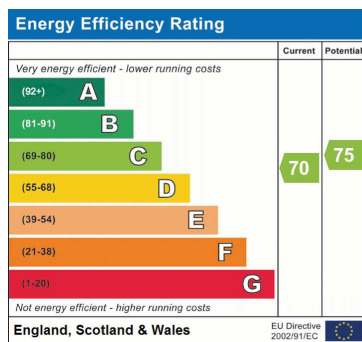
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