



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£1,750 pcm

Shurland Avenue, East Barnet EN4 8DG

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM FLAT on THE
TOP FLOOR**

QUIET LOCATION

**NEW
KITCHEN/BATHROOM/FLOORING/DECOR
IN EXCELLENT CONDITION**

**VERY NEAR OAKLEIGH PARK
TRAIN STATION**

AVAILABLE NOW

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Located in East Barnet, this two-bedroom flat is available for rent. The property features a modern kitchen equipped with essential appliances, including an oven and dishwasher, providing a functional space for cooking and dining. The reception area is spacious and well-lit, offering a comfortable environment for relaxation and entertainment. The flat includes a contemporary bathroom fitted with a bath and shower combination, ensuring convenience for residents.

The bedrooms are designed to offer ample space and natural light, contributing to a pleasant living experience. The property is unfurnished, allowing tenants to personalize the space according to their preferences. Additionally, the flat benefits from allocated parking, providing ease of access for vehicle owners.

Situated on Shurland Avenue, the property is well-positioned to take advantage of local amenities. East Barnet offers a variety of shops, cafes, and restaurants, catering to diverse needs and tastes. The area is well-served by public transport, with nearby bus and train services facilitating easy commutes to surrounding areas and central London.

For those seeking outdoor activities, the location provides access to several parks and green spaces, ideal for leisurely walks and recreational pursuits. The property's EPC rating ensures energy efficiency, contributing to reduced utility costs.

Overall, this flat presents a practical and comfortable living option in a desirable location, with convenient access to amenities and transport links.

ENTRANCE HALL: 6' 03" x 4' 09" (1.91m x 1.45m)

Laminated flooring.

UTILITY CUPBOARD 4' 02" x 2' 10" (1.27m x 0.86m)

Plumbed washing machine.

BATHROOM: 6' 10" x 5' 06" (2.08m x 1.68m)

Panel bath with mixer tap and shower attachment, heated towel rail, wash hand basin with mixer tap, low-level flush water closet, extractor, part-tiled walls, laminated flooring.

LOUNGE: 16' 00" x 11' 04" (4.88m x 3.45m)

Double-glazed window to rear aspect, laminated flooring, double radiator x 2, spot-lights.

KITCHEN: 8' 07" x 8' 06" (2.62m x 2.59m)

Double-glazed window to rear aspect, wall and floor standing units, dishwasher, stainless steel sink with mixer tap, electric hob, electric oven, spot lights, gas central heating boiler, tiled flooring, storage cupboard.

BEDROOM: 9' 01" x 7' 01" (2.77m x 2.16m)

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

BEDROOM: 12' 07" x 9' 03" (3.84m x 2.82m)

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(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		

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