



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£2,150 pcm

Lancaster Road, New Barnet EN4

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**2 BEDROOM GROUND FLOOR
FLAT**

**VERY NEAR TO NEW
BARNETS SHOPPING
FACILITIES**

**BATHROOM & EN-SUIT TO
MAIN BEDROOM**

**SHORT WALK TO NEW
BARNET TRAIN STATION**

ALLOCATED PARKING

AVAILABLE NOW

Mantlestates

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

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



This two-bedroom, two-bathroom flat is available for rent on Lancaster Road, Barnet, Hertfordshire. The property offers a practical layout with a reception room that provides a comfortable space for relaxation and entertainment. The flat is unfurnished, allowing tenants the opportunity to personalize the space to their own taste and requirements. The kitchen is designed to accommodate essential appliances, making it a functional area for meal preparation.

This property benefits from its proximity to a range of local amenities and transport options. Barnet is well-served by public transport, providing easy access to surrounding areas and central London. The area offers a variety of shops, restaurants, and recreational facilities, ensuring that residents have everything they need within reach.

The flat does not include designated parking or private outdoor space, but its location in Barnet provides access to public parks and green spaces where residents can enjoy outdoor activities. The property is situated in a residential area, offering a peaceful environment while still being close to the vibrant community life of Barnet.

The Energy Performance Certificate (EPC) details for this property are available upon request, ensuring that prospective tenants can make informed decisions regarding energy efficiency and potential utility costs.

Overall, this flat on Lancaster Road offers a practical living space in a convenient location, ideal for those looking to reside in Barnet, Hertfordshire.

ENTRANCE HALL: 10' 00" x 6' 02" (3.05m x 1.88m)

Laminated flooring, storage cupboard x 2, entry phone.

LOUNGE: 11' 04" x 11' 03" (3.43m x 3.43m)

Double glazed window to rear aspect, laminated flooring, electric heater.

KITCHEN: 9' 07" x 8' 00" (2.92m x 2.44m)

Double glazed window to rear aspect, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, washing machine, dish washer, electric hob, electric oven, extractor fan, fridge freezer.

BATHROOM: 7' 00" x 5' 07" (2.13m x 1.70m)

Panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level flush water closet, laminated flooring, extractor.

FRONT BEDROOM (TWO): 10' 06" x 9' 00" (3.20m x 2.74m)

Double glazed window to rear aspect, laminated flooring, electric heater.

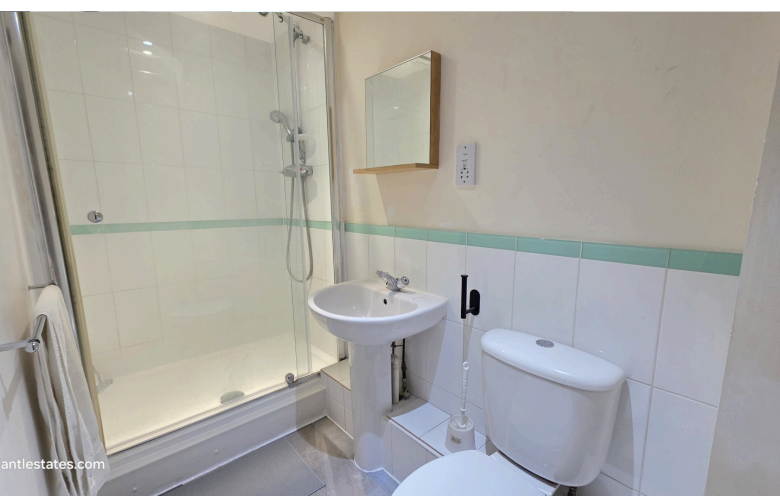
FRONT BEDROOM (ONE): 12' 09" x 8' 05" (3.89m x 2.57m)

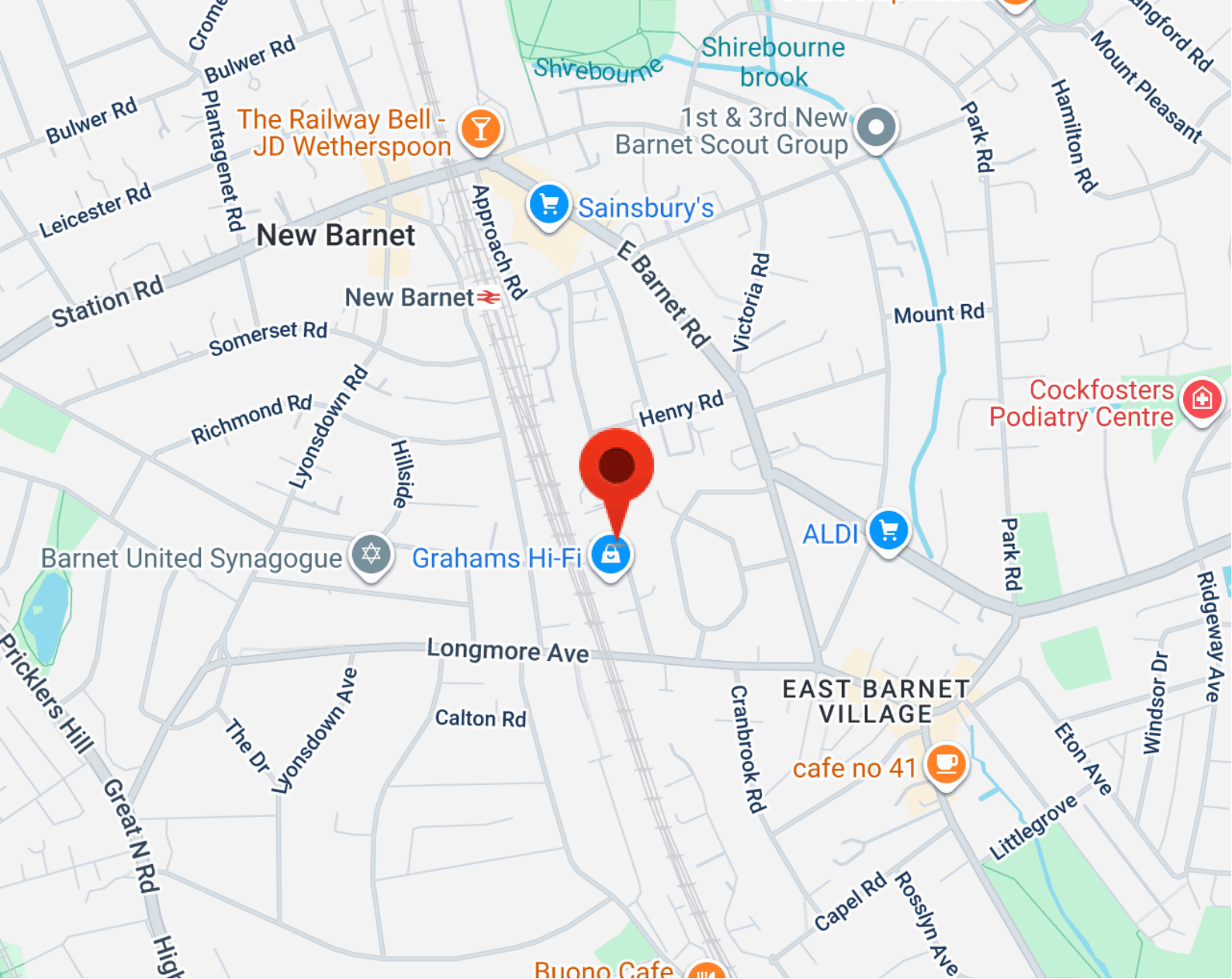
Double glazed window to rear aspect, laminated flooring, electric heater, fitted wardrobe.

En-Suite: 7' 08" x 4' 00" (2.34m x 1.22m)

Walk in shower, wash hand basin with mixer tap, low level flush water closet, tiled flooring, part tiled walls, extractor.

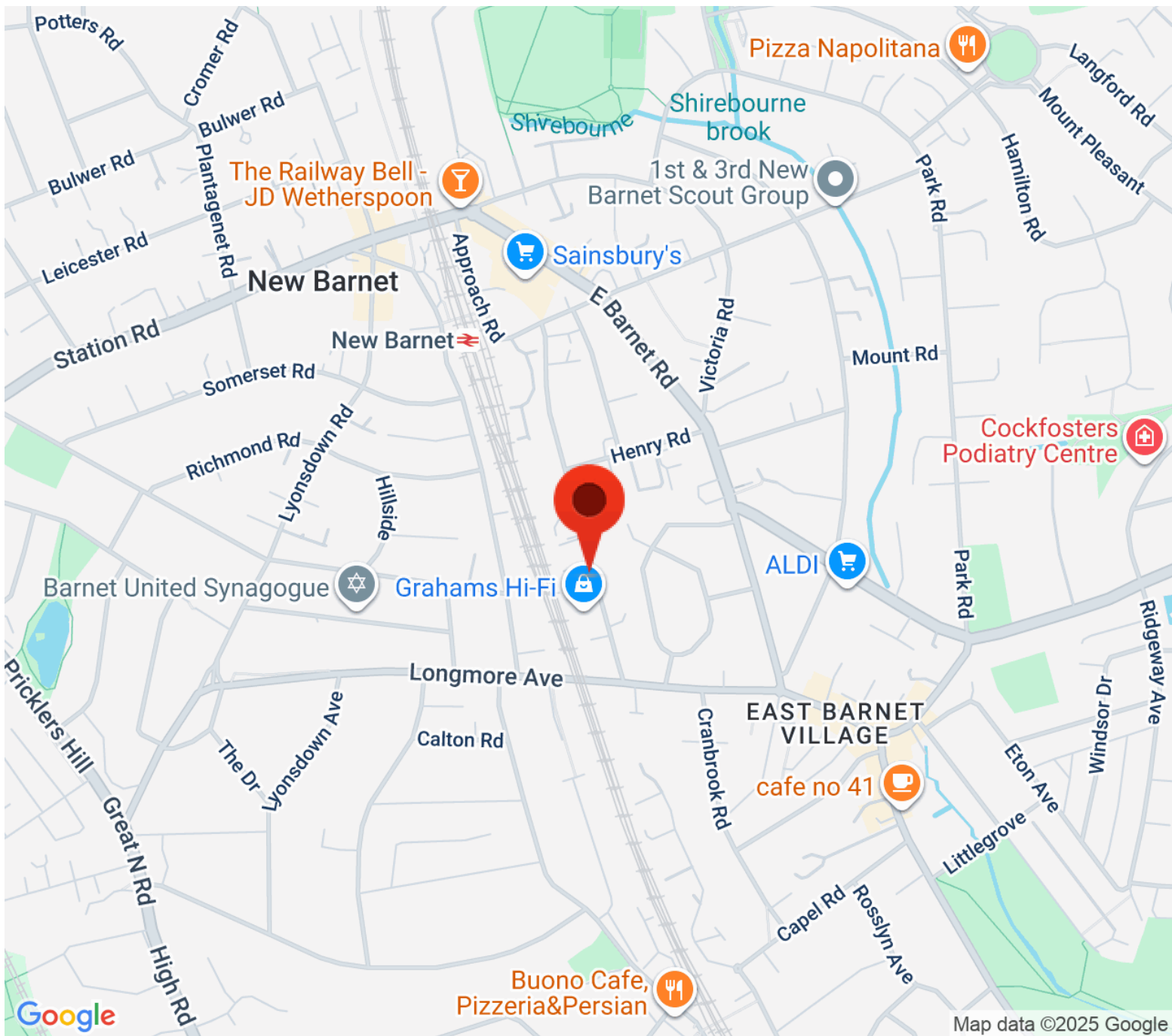






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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