



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



£1,125 pcm

3 Woodgrange Avenue, N12 0PT

Bedrooms : 0

Bathrooms : 1

Reception Rooms : 0

CLOSE TO LOCAL AMENITIES

**ORIGINAL FEATURED FRONT
DOOR**

KITCHENETTE AREA

**15 Square Meters - 161 Square
Ft**

FULLY TILED SHOWER ROOM

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Located in the vibrant area of London, this Studio apartment in Woodgrange Avenue offers a practical living space. The property includes one bedroom and a bathroom, providing a compact yet functional layout. The flat is unfurnished, allowing new owners the opportunity to personalize the space to their taste.

The flat is situated in a well-connected part of London, offering convenient access to public transport links, making commuting straightforward. Local amenities such as shops, cafes, and restaurants are within easy reach, providing a variety of options for dining and leisure. The area is also served by several parks and recreational areas, offering outdoor spaces for relaxation and exercise.

The property does not include designated parking or private outdoor space, which is typical for flats in this urban setting. However, street parking options may be available in the vicinity. The energy performance certificate (EPC) details are available upon request, providing information on the energy efficiency of the property.

Overall, this flat is a practical choice for those looking to purchase a property in a bustling area of London, with easy access to the city's amenities and transport network.

ENTRANCE: 8' 00" x 3' 00" (2.44m x 0.91m)

Laminate flooring, loft access,

LIVING AREA: 8' 05" x 10' 01" (2.57m x 3.07m)

Double-glazed window to the rear aspect, Laminate flooring, electric wall heater.

KITCHENETTE AREA: 3' 09" x 6' 08" (1.14m x 2.03m)

Double-glazed window to side aspect, wall and base units. stainless steel sink and drainer with mixer taps, plumbing for washing machine, extractor fan

SHOWER ROOM: 3' 03" x 7' 00" (0.99m x 2.13m)

Large walk-in electric power shower, low-level flush w/c, wash hand basin with mixer taps and vanity unit, spotlights, tiled floor and part tiled walls, spotlights and extractor fan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	61	61
(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: Woodgrange Avenue, North Finchley, N12

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