



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£1,750 pcm

Church Hill Road, East Barnet Village EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM 1ST & 2ND
FLOOR MAISONETTE**

NEW CARPETS & DECOR

LARGE LOUNGE

**IN THE HEART OF EAST
BARNET VILLAGE**

**NEW FITTED KITCHEN &
BATHROOM**

AVAILABLE NOW

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



This two-bedroom flat, located on Church Hill Road in East Barnet, Hertfordshire, offers a comfortable living space ideal for those seeking a rental property in the area. The flat comprises two bedrooms, one bathroom, and a reception room, all designed to maximize space and functionality.

The kitchen is modern and equipped with integrated appliances, including an oven, hob, and washing machine, providing convenience for everyday living. The reception room is spacious, allowing for flexible furniture arrangements, and benefits from large windows that let in plenty of natural light. The bathroom is well-appointed with a bathtub, shower, and essential fixtures.

The property is situated in a convenient location in East Barnet, with easy access to local shops, cafes, and public transport options. The area is well-served by bus routes and is within reach of the nearest train station, making commuting straightforward. The flat does not include designated parking or private outdoor space, but the surrounding area offers various amenities and green spaces for leisure and recreation.

ENTRANCE HALL: 16' 00" x 5' 02" (4.88m x 1.57m)

New Double - glazed front door, carpet, radiator, understairs storage.

BATHROOM: 6' 02" x 7' 01" (1.88m x 2.16m)

Double-glazed window to rear, panelled bath with mixer taps and shower attachment, wash hand basin, low-level flush w/c, radiator, new flooring.

KITCHEN: 12' 02" x 7' 05" (3.71m x 2.26m)

Double-glazed window to rear aspect, wall and base units, electric hob and oven, washing machine, fridge freezer, stainless steel sink with drainer with mixer taps, storage cupboards and radiator.

LOUNGE: 11' 06" x 14' 00" (3.51m x 4.27m)

two double-glazed window to front aspect, carpets, radiator

LANDING: 7' 02" x 3' 00" (2.18m x 0.91m)

Carpet, storage cupboard

FRONT BEDROOM: 10' 09" x 6' 00" (3.28m x 1.83m)

Double-glazed window to front aspect, carpet, radiator

REAR BEDROOM: 19' 00" x 7' 10" (5.79m x 2.39m)

Double-glazed window to rear aspect, carpet, radiator.



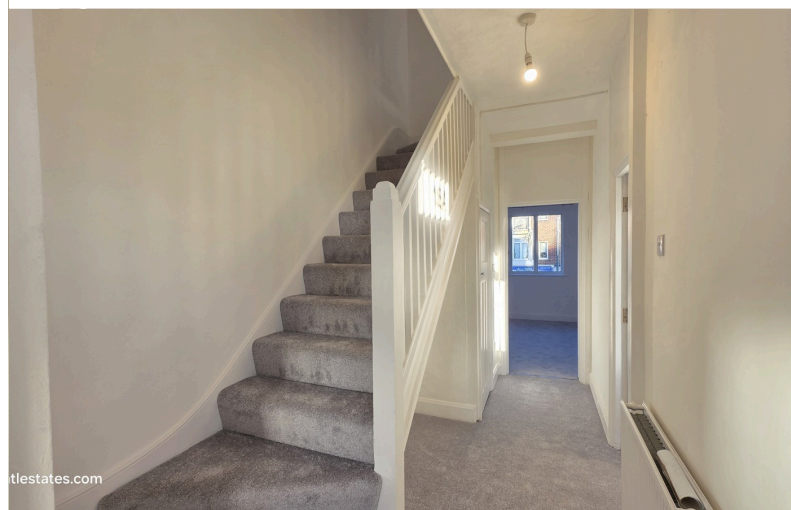
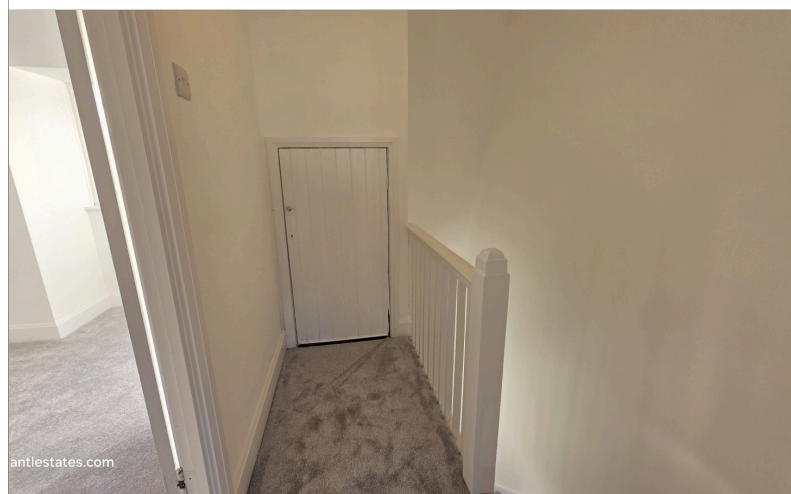
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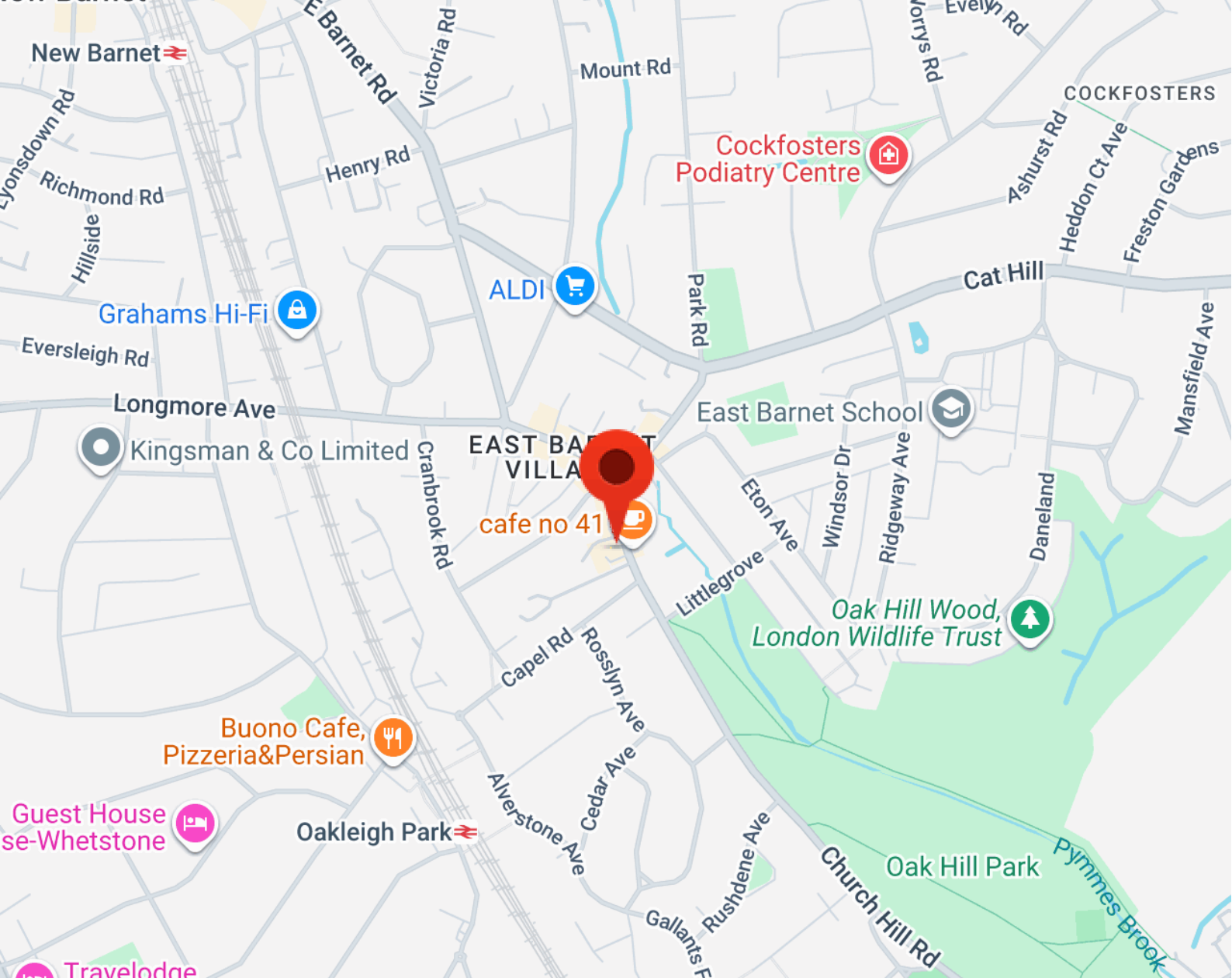
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	79	
(81-91)			
(69-80)			
(55-68)			
(39-54)	D	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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