



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN BARNET



**£1,150 pcm**

**Masefield Court, New Barnet, EN5**

**Bedrooms : 0**

**Bathrooms : 1**

**Reception Rooms : 1**

**AVAILABLE NOW**

**SEPARATE KITCHEN**

**GROUND FLOOR**

**COMMUAL GARDENS**

**STUDIO**

**PARKING**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



This studio flat, located at Masefield Court in Barnet, Hertfordshire, offers a contemporary living space ideal for individuals seeking a convenient location. The flat comprises a spacious reception area, providing ample room for living and dining. The large windows allow for plenty of natural light, enhancing the open feel of the space. The kitchen is equipped with modern appliances, including an oven, washing machine, and a refrigerator.

The bathroom is fitted with a shower, toilet, and sink, offering a clean and functional space. The flats layout is designed to maximize space and functionality, with wooden flooring throughout adding a touch of elegance.

Parking is available on site. Situated in Barnet, this property benefits from proximity to local amenities, including shops, restaurants, and public transport links, making it a practical choice for commuters. The area is well-served by public transport, providing easy access to the wider Hertfordshire region and beyond.

The flats energy performance is efficient, ensuring comfort and cost-effectiveness for residents. Overall, this studio flat offers a practical and modern living solution in a desirable location.

**ENTRANCE HALL:** 3' 10" x 3' 00" (1.17m x 0.91m)

WOODEN FRONT DOOR, LAMINATE FLOORING

**SHOWER ROOM:** 6' 01" x 4' 01" (1.85m x 1.24m)

WALK IN SHOWER, LOW-LEVEL FLUSH W/C, WASH HAND BASIN, EXTRACTOR FAN.

**ROOM:**

DOUBLE GLAZED WINDOW TO REAR ASPECT, STORAGE CUPBOARD (HOT WATER CYLINDER), LAMINATE FLOORING

**KITCHEN:** 6' 06" x 6' 06" (1.98m x 1.98m)

WALL AND BASE UNITS, ELECTRIC OVEN, ELECTRIC HOB, EXTRACTOR, WASHING MACHINE, FRIDGE FREEZER, SINK WITH DRAINER AND MIXER TAPS, WORK SURFACE.

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

Address: Masefield Court, New Barnet, EN5

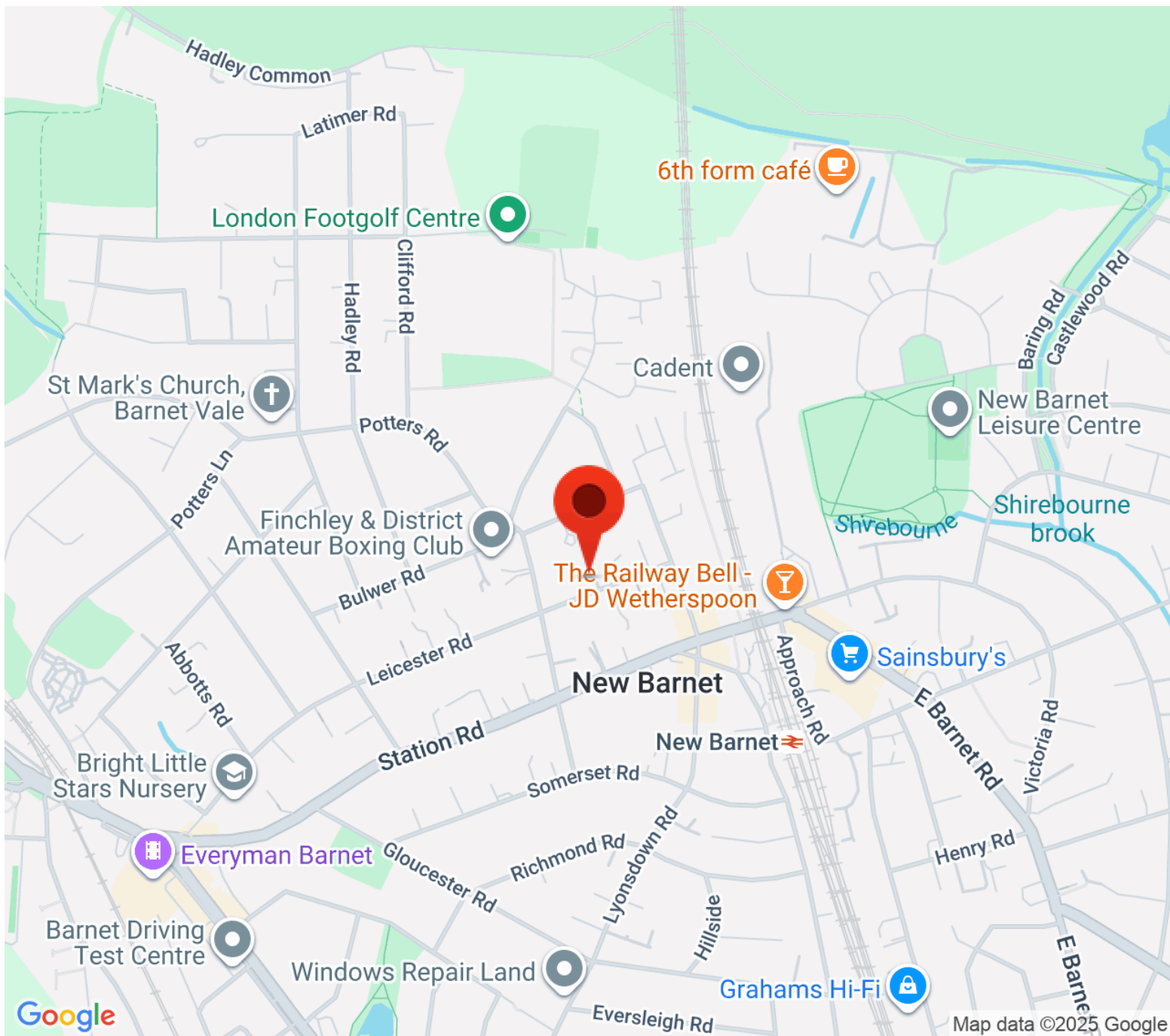
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