



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£2,375 pcm**

**Manor Pak Crescent, Edgware, HA8**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**BRAND NEW 3 BEDROOM  
FIRST FLOOR FLAT**

**2 PARKING SPACE**

**OPEN PLAN KITCHEN/  
LOUNGE**

**WALKING DISTANCE TO  
EDGWARE UNDERGROUND  
STATION**

**EXCELLENT DECORATIVE  
ORDER**

**CLOSE TO CANNONS PARK  
UNDERGROUND STATION**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



This impressive three-bedroom Victorian apartment offers a grand and spacious setting, comfortable accommodation. The master bedroom features a luxurious king-size bed with a built-in fireplace, while the second bedroom has two single beds, and the third including one single bed, all with premium memory foam mattresses to ensure a restful night's sleep and built-in wardrobes for practicality. A sofa bed in the living area provides additional sleeping space, making it ideal for families.

Flooded with natural light from its large sash windows, the apartment highlights high ceilings and classic Victorian charm throughout. The open plan kitchen and dining area is fully equipped with all cooking essentials, perfect for enjoying home cooked meals together. The bright living space is ideal for relaxing or working remotely, with high-speed WiFi and a smart TV for entertainment.

The modern bathroom features a sleek bathtub/shower and complimentary toiletries. Practical amenities such as a dishwasher, washing machine, ironing board, and iron are included.

Situated just off the vibrant Edgware High Street, shops, cafes, and restaurants are right at your doorstep, with Edgware Underground Station just a 3-minute walk away for easy access to Central London. 2 off-street car parking spaces are available completely free of charge and to all of our guests!

**HALLWAY:** 3' 05" x 15' 07" (1.04m x 4.75m)

(3'05 X 15'07) X (7'00X 7'00) Carpet, storage cupboard, storage cupboard housing washer/ dryer, double glazed window to the side aspect, radiator.

**FRONT BEDROOM:** 10' 00" x 8' 02" (3.05m x 2.49m)

10'00 X 8'02 > 6'00 Double-glazed window to the front aspect, radiator, wardrobe, and carpet.

**KITCHEN/ LOUNGE:** 17' 03" x 14' 05" (5.26m x 4.39m)

Sash bay double glazed window to the front aspect, laminate floor, radiator, wall & base units, stainless steel sink drainer with mixer tap, electric hob, electric oven, fridge/ freezer, extractor.

**MIDDLE BEDROOM:** 8' 08" x 17' 03" (2.64m x 5.26m)

2 double-glazed windows to the front aspect, carpet, fitted wardrobes, 2 radiators, feature fireplace.

**BATHROOM:** 7' 00" x 5' 02" (2.13m x 1.57m)

7'00 X 5'02 < 8'04 2 Double glazed windows to the side aspect, low-level flush w/c, wash hand basin with mixer tap in vanity unit, panel bath with mixer tap & shower attachment, heated towel rail, tiled wall, tiled floor, spotlights, extractor.

**REAR BEDROOM:** 12' 00" x 10' 01" (3.66m x 3.07m)

Double glazed window to the rear aspect, radiator, fitted wardrobes, carpet.

**PARKING:**

1 parking space.

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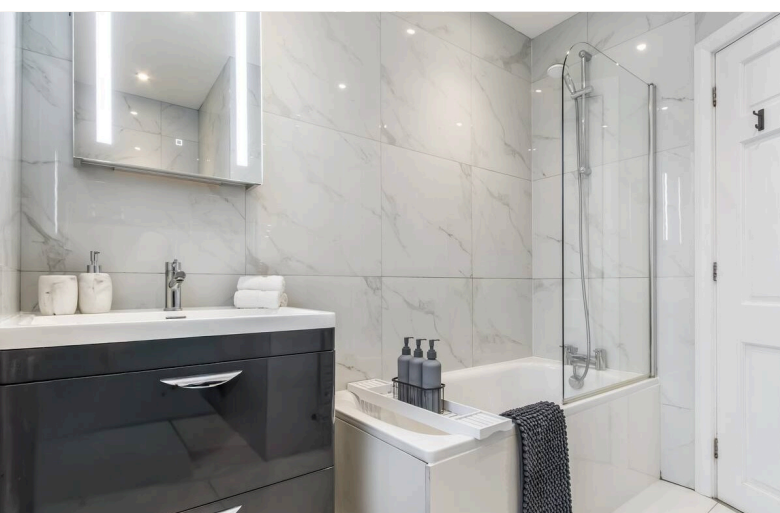
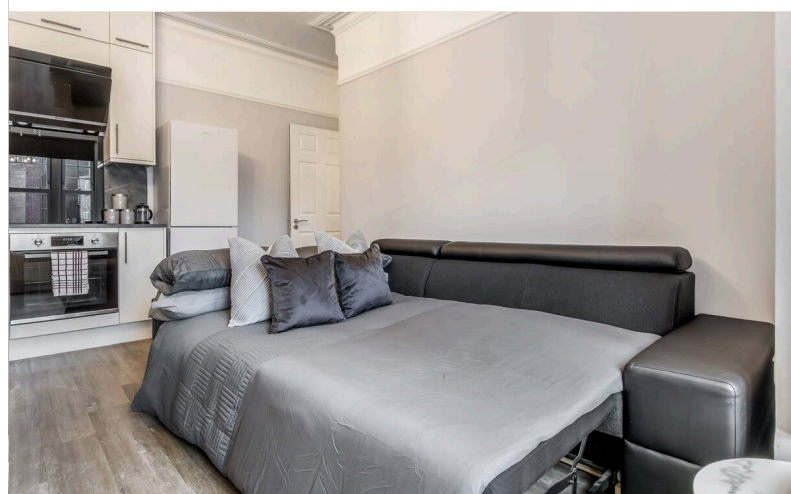
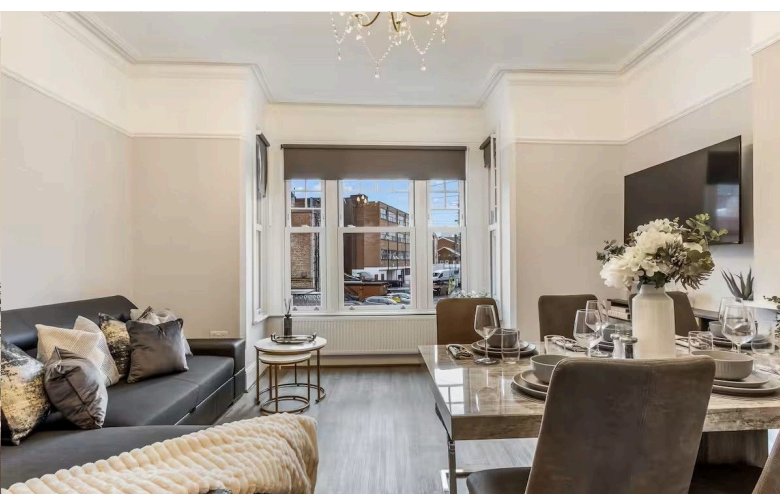
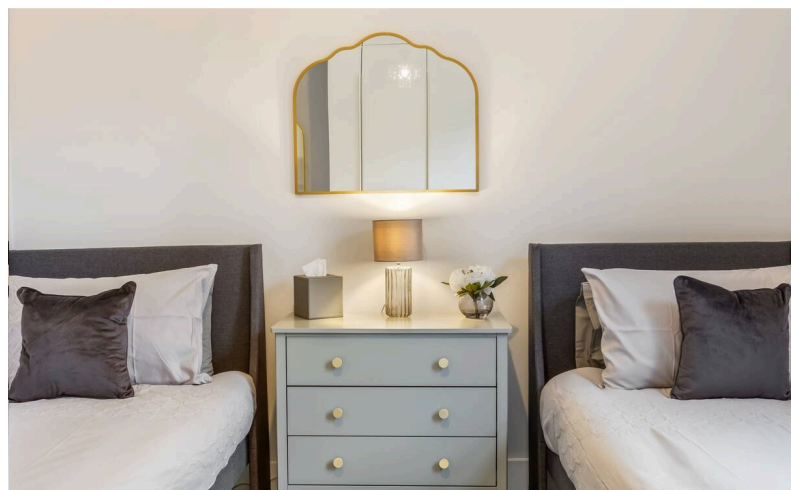
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales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

Address: Manor Pak Crescent, Edgware, HA8



