



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET



**£2,350 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**

**EXCEELLENT 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. Flooded with natural light from its large sash windows, the apartment highlights high ceilings and classic Victorian charm throughout.

The modern bathroom features a sleek bathtub/shower and complimentary toiletries. Practical amenities such as a dishwasher, washing machine, 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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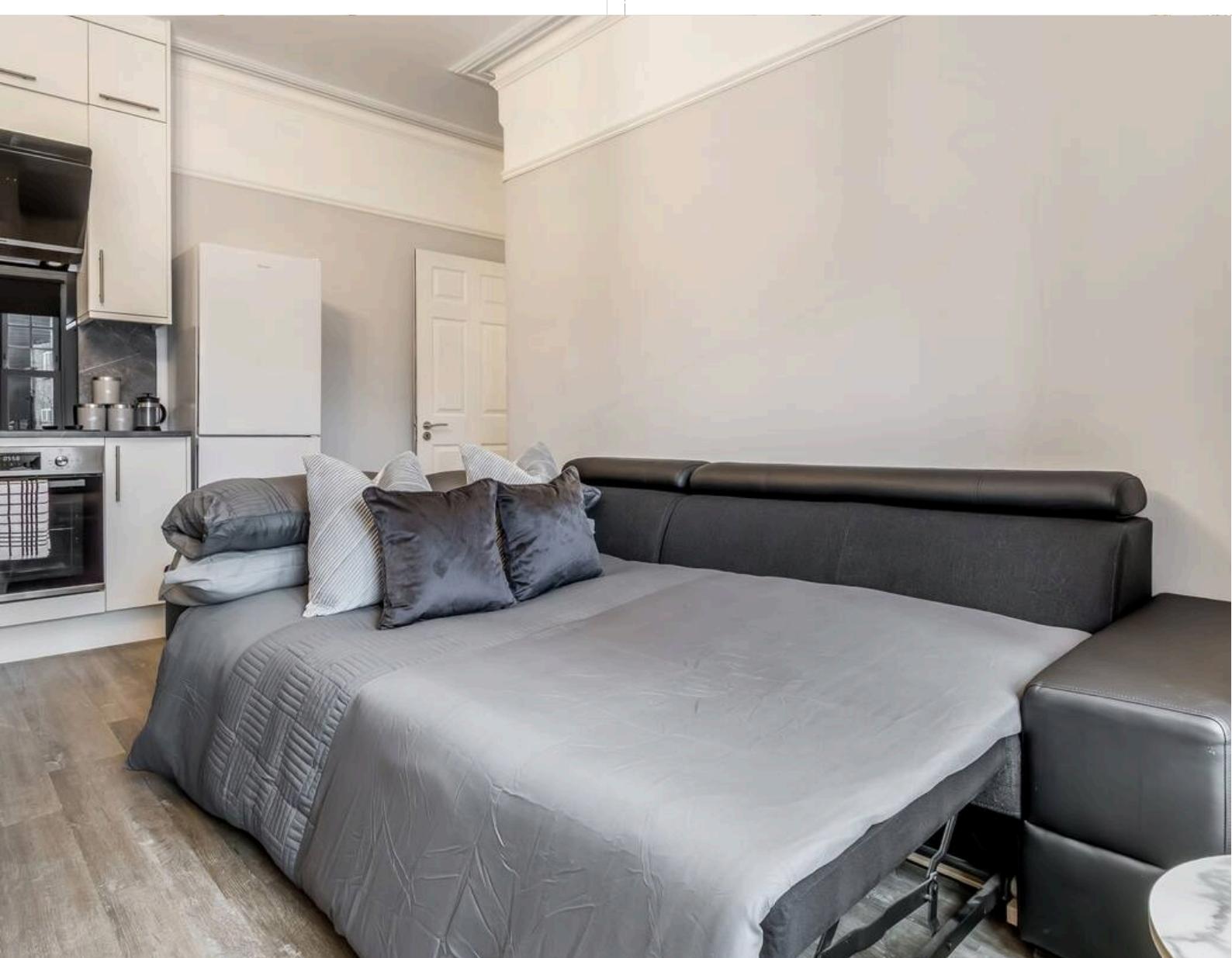
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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