



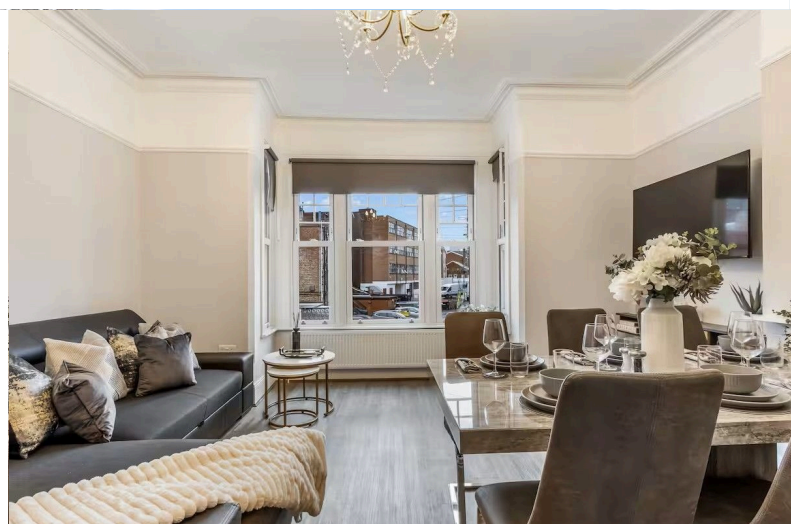
**BRITISH
PROPERTY
AWARDS**

**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**

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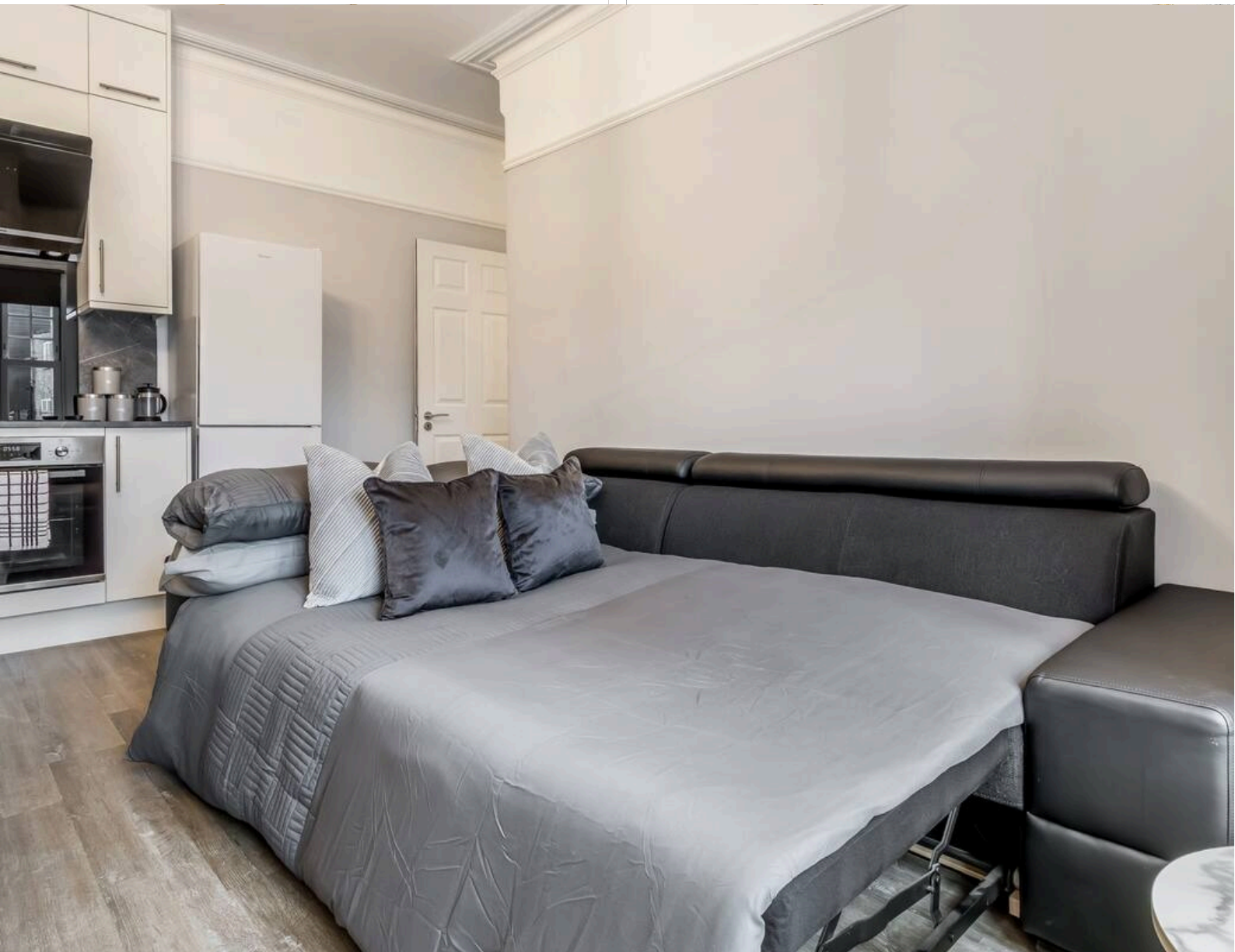
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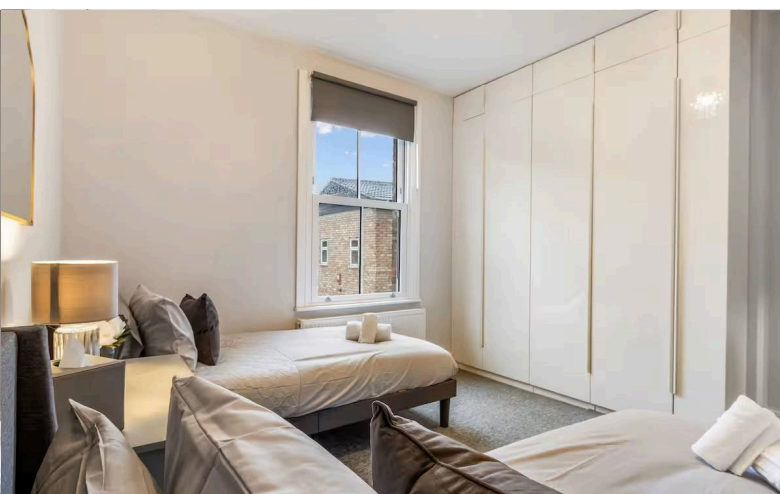
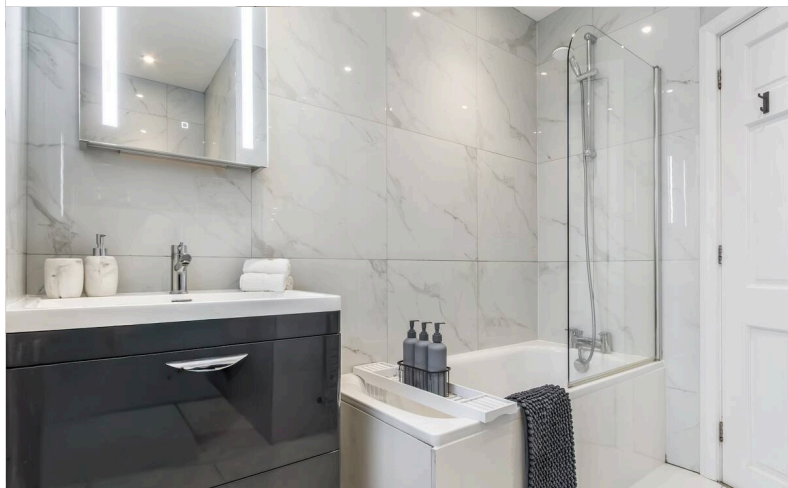
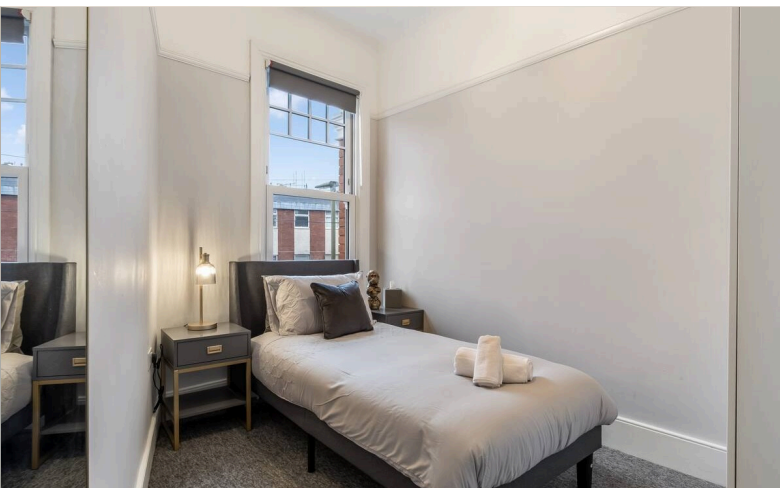
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | |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

Address: Manor Pak Crescent, Edgware, HA8



