



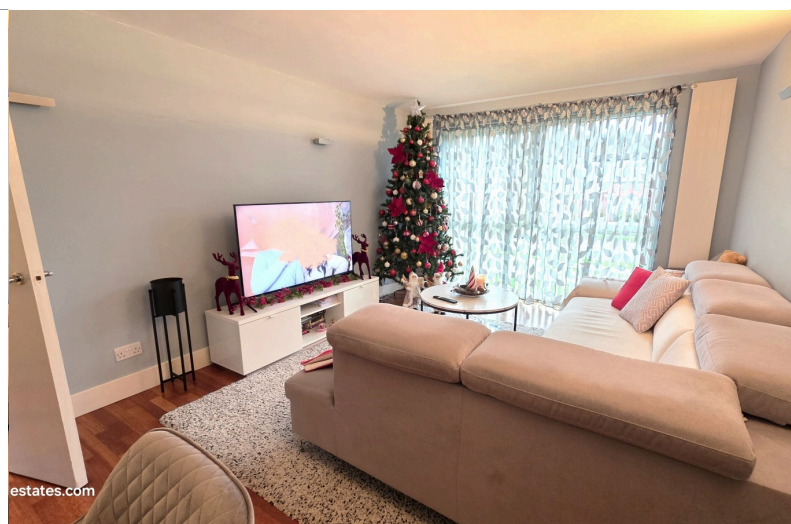
**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£1,400 pcm

Mintern Close, Hedge Lane, Palmer Green N13

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

SPACIOUS

FIRST FLOOR

**NEAR TO PALMERS GREEN
SHOPPING FACILITIES**

NEAR TRANSPORT LINKS

FITTED KITCHEN

Mantlestates

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

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



This one-bedroom flat is situated on the first floor of a well-maintained building in Mintern Close, Palmers Green. The property features a spacious layout with a bright reception area that provides ample space for relaxation and entertainment. The fitted kitchen is equipped with modern appliances, including a gas hob and oven, offering functionality for everyday cooking needs. The bedroom is generously sized, allowing for comfortable living, and is complemented by a modern bathroom with both a shower and a bath.

The flat is conveniently located near Palmers Green shopping facilities, offering a variety of shops, cafes, and restaurants within easy reach. Transport links are excellent, with nearby bus routes and train stations providing access to central London and surrounding areas, making it ideal for commuters.

ENTRANCE HALL: 7' 03" x 3' 06" (2.21m x 1.07m)

Laminate flooring, electric heater.

LOUNGE: 17' 04" x 11' 00" (5.28m x 3.35m)

Double-glazed window to front aspect, radiator x 2, laminated flooring.

KITCHEN: 13' 00" x 7' 10" (3.96m x 2.39m)

Double-glazed window to rear aspect, wall and floor standing units, quartz worktop, gas hob, electric oven, laminated flooring.

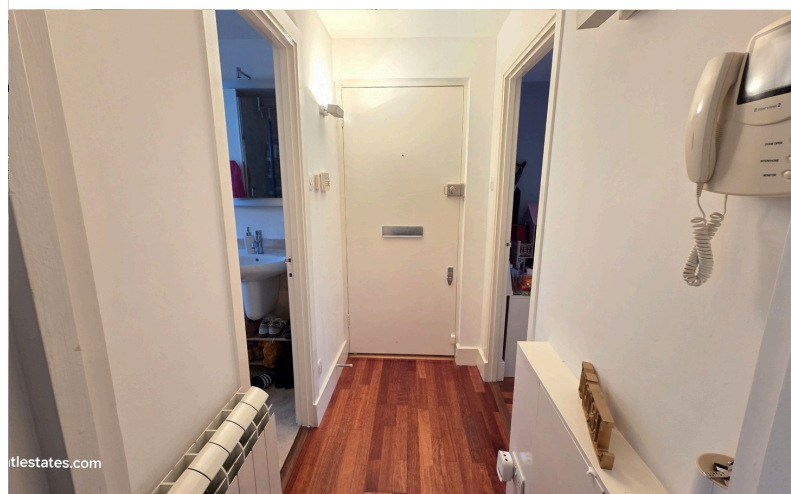
BATHROOM: 8' 07" x 5' 02" (2.62m x 1.57m)

Double-glazed window to rear aspect, panel bath with mixer tap and shower attachment, walk-in shower, low-level flush water closet, tiled flooring, wash hand basin with mixer tap.

BEDROOM: 12' 10" x 8' 07" (3.91m x 2.62m)

Double-glazed window to front aspect, laminated flooring, fitted wardrobes, radiator.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(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: Mintern Close, Hedge Lane, Palmer Green N13



