

MATTHEW JAMES

Residential Sales • Lettings • Management



St Mirren Court Richmond Road, New Barnet, EN5 1SD

£2,000 Per Calendar Month

Arranged over 1000 Sq.Ft. of internal floorspace is this spacious two double bedroom flat positioned on the top (second) floor of a small purpose built block. The property benefits from good quality fixtures and fittings throughout and is fully double glazed. Offering a large living room with ample space for both dining and lounge areas, a well fitted kitchen breakfast room, a bathroom, cloakroom, two large bedrooms (one with floor to ceiling fitted wardrobes) and large south east facing balcony. Part furnished (sofa, dining table and chairs). Available Now.

Entrance Hall



The property has a wide entrance hallway with a video door entry system and deep fitted storage cupboards.

Living Room



Large sliding doors take you into this naturally bright room offering ample space for both dining and lounge areas. Double glazed picture and casement windows run the length of the room with a door leading onto a large private balcony. Also benefitting from USB charger and media points.

Kitchen Breakfast Room



Offering a selection of wall and base storage units in a high gloss cream coloured finish with dark

worksurfaces and white ceramic perimeter splash back tiling. Appliances include a free-standing fridge freezer, washing machine / dryer, dishwasher, a four ring gas hob with extractor canopy and oven. Vaillant 'combination' boiler.

Bathroom



A white suite comprising of a panel enclosed bath with adjustable wall mounted shower and glazed screen, a wash hand basin set within a vanity unit, shaver point and chrome heated towel rail. Finished in ceramic wall and floor tiling.

Cloakroom



Wash hand basin and w.c.

Bedroom One



Floor to ceiling fitted wardrobes, usb charger points and media outlet.

Bedroom Two



Usb charger points and media outlet.

Balcony



A generously sized south east facing private balcony.

Additional Information

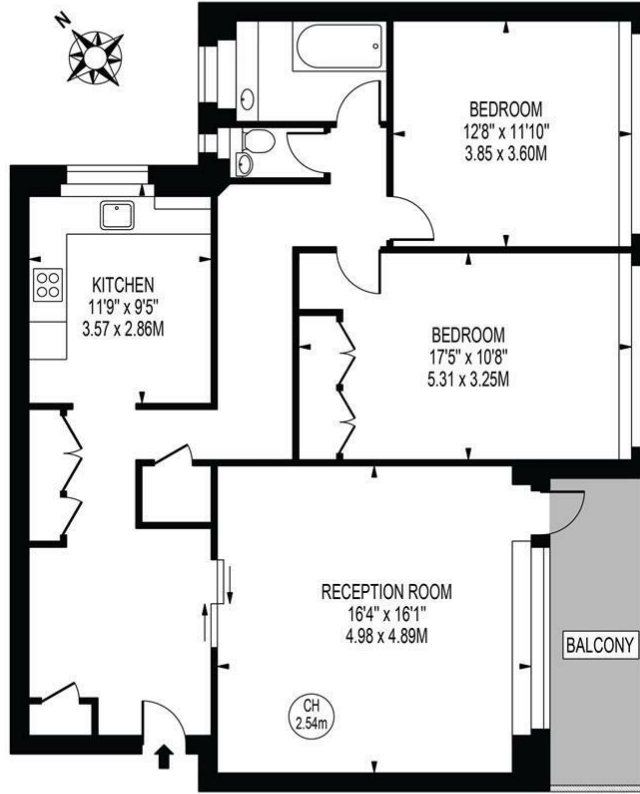


Holding Deposit £460
Full Deposit £2300 (including holding deposit)
Barnet Council Tax Band D
Minimum One Year Tenancy Agreement

Floor Plan

ST. MIRREN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1047 SQ FT - 97.23 SQ M

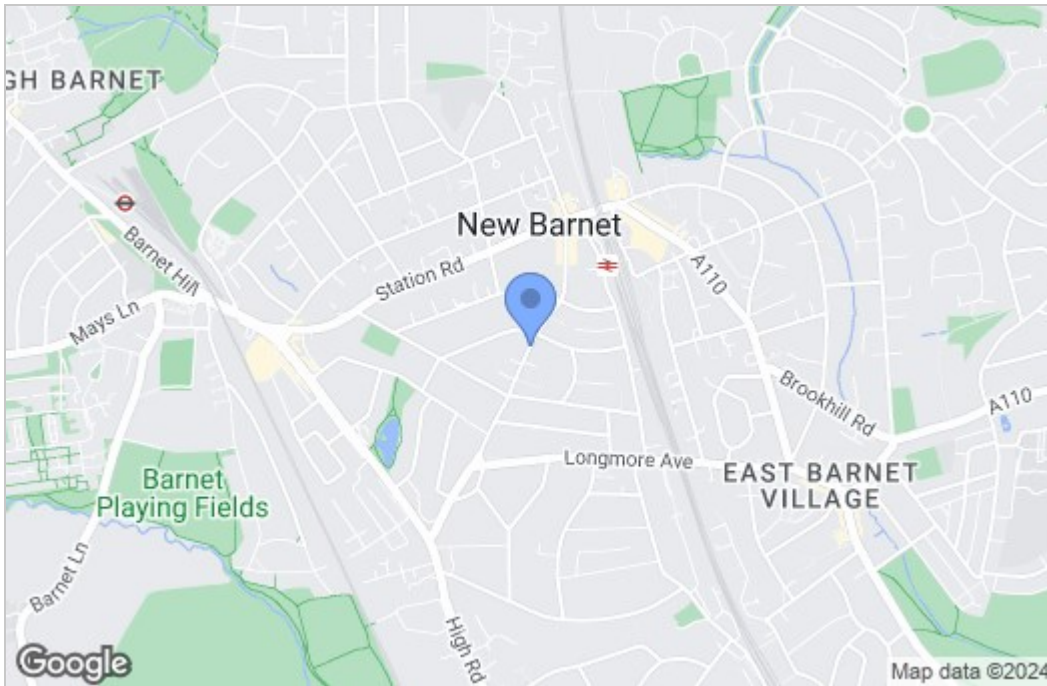


SECOND FLOOR

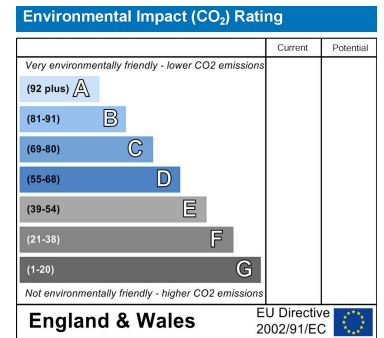
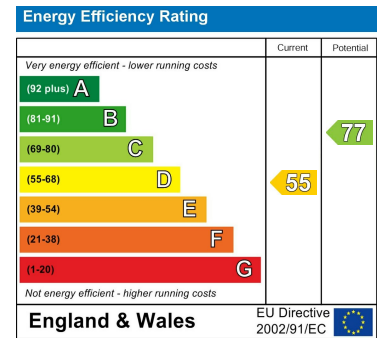
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk