



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£2,300 pcm

Warwick Road, New Barnet, EN5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

**VERY LARGE TWO BEDROOM
FLAT**

OWN GARDEN

LARGE LOUNGE

MORNING ROOM

QUIET LOCATION

AVAILABLE NOW

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to offer this Spacious Two Bedroom Flat with a Large Garden & Own Off Street Parking. Boasting Large Lounge, Dining Room & Modern Fitted Kitchen. Wooden Flooring Throughout, Double Glazed & Gas Central Heating. Bathroom Room with Shower Cubicle & Separate Cloak Room. Short walk to High Barnet Tube (Northern Line) is Available Now.

ENTRANCE HALL: 8' 01" x 5' 10" (2.46m x 1.78m)

(8'01 X 5'10) X (12'01 X 2'00) Wooden floor, radiator, under stairs storage cupboard.

W/C: 5' 00" x 3' 01" (1.52m x 0.94m)

Low-level flush w/c, radiator, wash hand basin with mixer tap, tiled floor, extractor, spotlights.

FRONT BEDROOM: 12' 00" x 14' 06" (3.66m x 4.42m)

Double glazed bay window to the front aspect, radiator, wood floor, coving to the ceiling, storage cupboard.

BATHROOM: 8' 00" x 8' 03" (2.44m x 2.51m)

Double-glazed window to the side aspect, shower cubicle, bath with mixer tap, heated towel rail, extractor, spotlights, low-level flush w/c, wash hand basin with mixer tap in vanity unit, tiled floor & tiled walls.

MIDDLE BEDROOM:

Double glazed window to the side aspect, fitted wardrobes, spotlights.

LOUNGE: 15' 07" x 18' 10" (4.75m x 5.74m)

Double-glazed window to the side aspect, radiator, wood floor, and spotlights.

DINING AREA: 12' 06" x 12' 06" (3.81m x 3.81m)

Double glazed window to the rear aspect, double glazed door to the garden, tiled floor, 2 radiators, spotlights.

KITCHEN: 13' 02" x 5' 07" (4.01m x 1.70m)

Double glazed window to the rear aspect, wall & base units, washing machine, fridge/ freezer, Range gas cooker, sink mixer tap, tiled floor, extractor, spotlights.

GARDEN: 78' 00" x 5' 07" (23.77m x 1.70m)

Garden shed, patio, side access.

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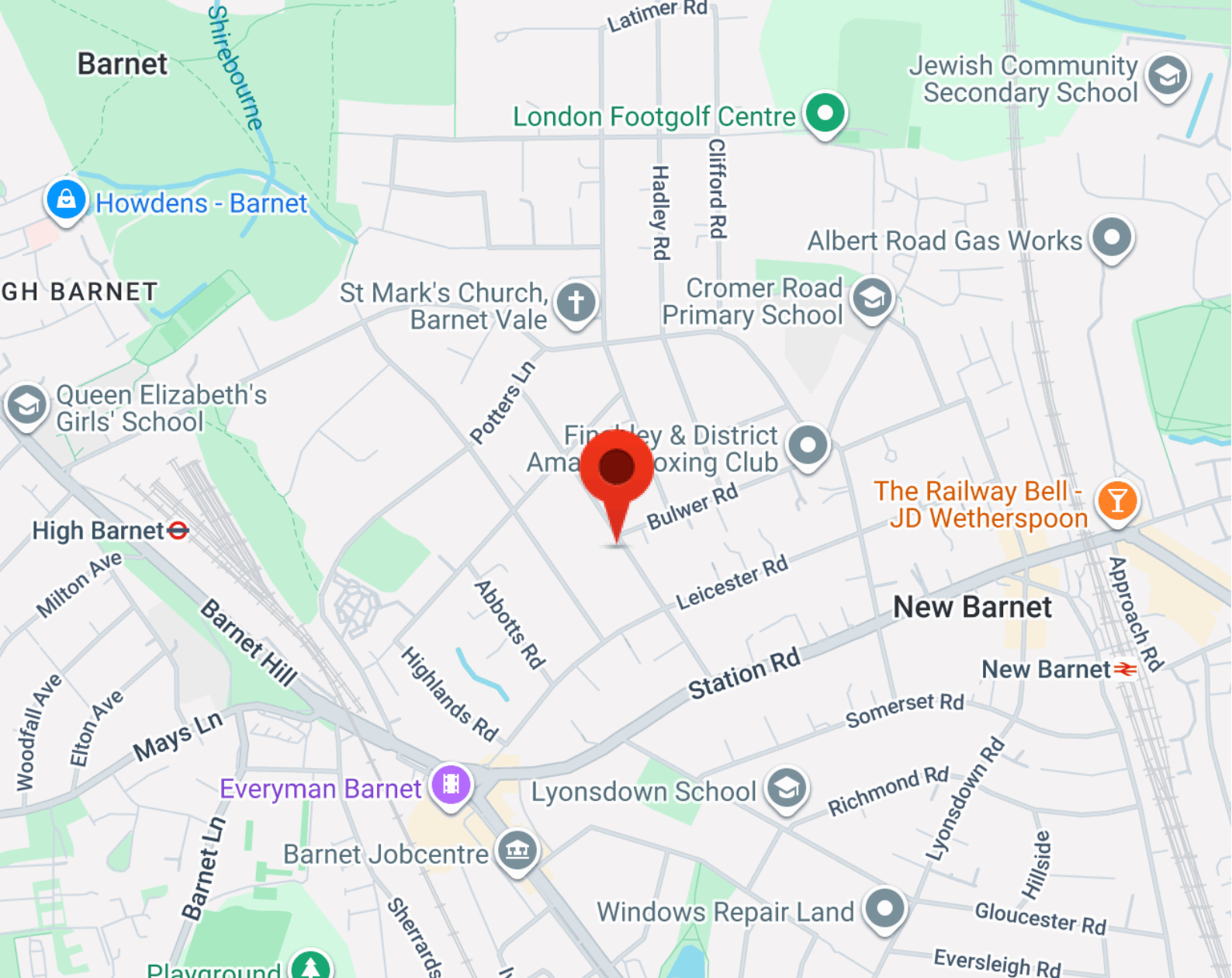
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	70	77
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	70	77
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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