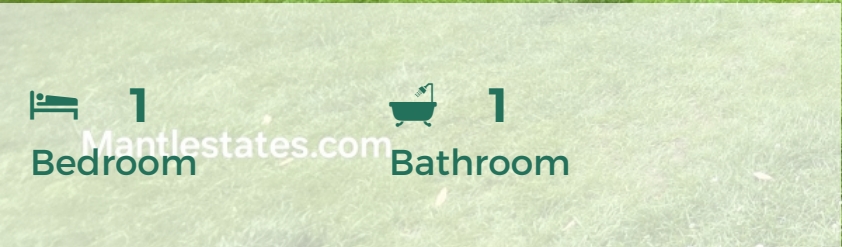




£185,000
BARNET, EN4




BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET



1
Bedroom

1
Bathroom

Mantlestates.com

2A Church Hill Road, East Barnet, EN4 8TB | office@mantlestates.com

0208 275 1555



This ground floor studio flat offers a fitted separate kitchen and is located in a quiet area near Oakleigh Park Train Station. The property features communal gardens and is offered chain free. Ideal for those seeking a convenient location with easy access to transport links.

Located in the peaceful area of Barnet, this ground-floor studio flat offers a comfortable living space with a separate fitted kitchen. The flat is conveniently situated very near Oakleigh Park Train Station, providing excellent transport links for commuters. The property is chain-free, making it an attractive option for buyers looking for a straightforward purchase.

The flat features a well-appointed kitchen equipped with essential appliances, including an oven, hob, and washing machine, ensuring a functional and efficient cooking space. The main living area is spacious and benefits from natural light, creating a bright and airy atmosphere. The bathroom includes a shower, toilet, and sink, providing all necessary amenities.

Outside, residents can enjoy the communal gardens, offering a pleasant outdoor space for relaxation. The property is set in a quiet location, providing a peaceful environment while still being close to essential amenities and transport links.

Overall, this studio flat is an excellent opportunity for those seeking a well-located property with convenient access to public transport and local amenities.

STUDIO ROOM: *16' 00" x 12' 06" (4.88m x 3.81m)*

Double-glazed window to the side aspect, wooden flooring, entry phone.

KITCHEN - STORAGE CUPBOARD: *7' 02" x 8' 03" (2.18m x 2.51m)*

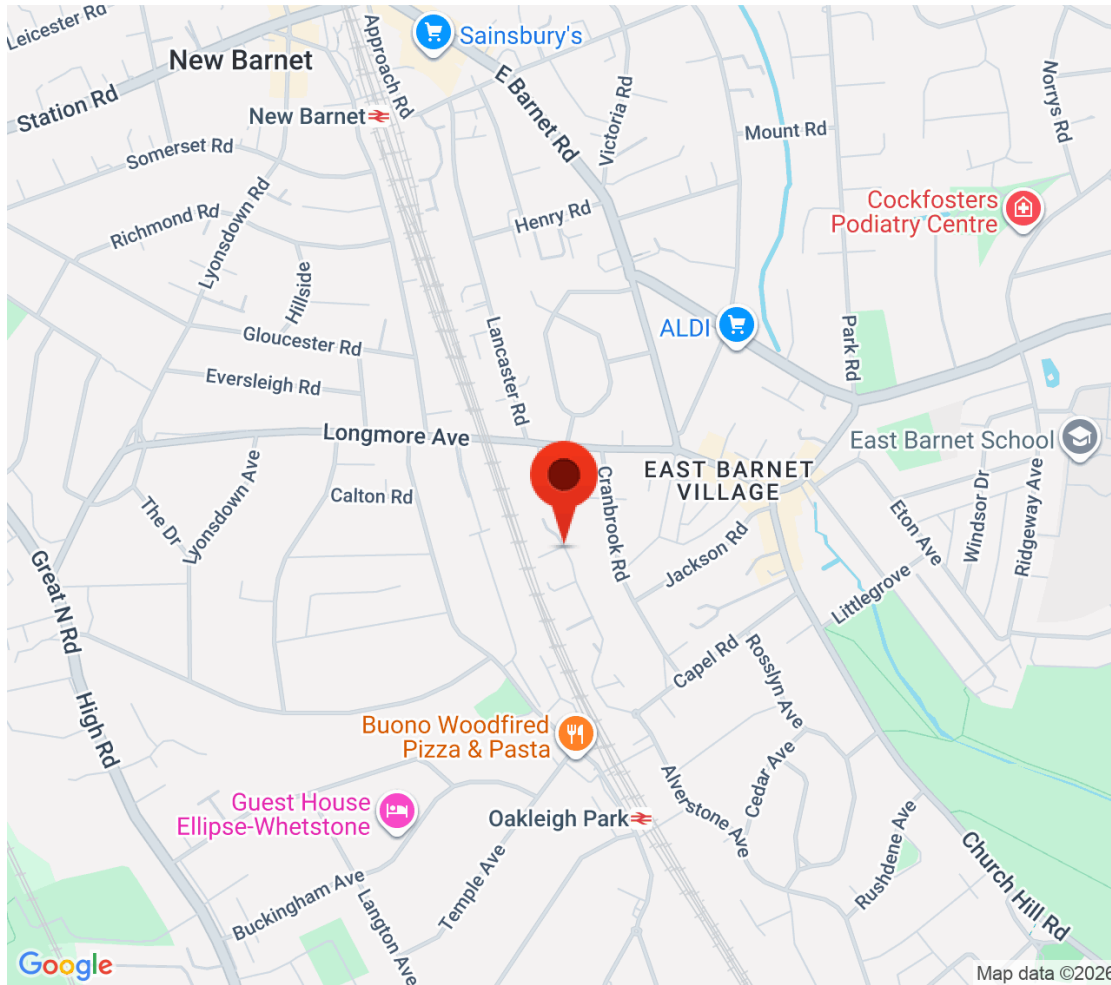
Double-glazed window to side aspect, wall and floor-standing kitchen units, electric hob, electric oven, stainless steel sink drainer with mixer tap, tiled flooring, part tiled walls, plumbed washing machine, storage cupboard housing hot water cylinder & cold water tank.

BATHROOM - LOBY AREA: *6' 06" x 6' 00" (1.98m x 1.83m)*

Lobby Area, door to shower room, wooden flooring, extractor, double-glazed window to rear aspect, walk-in shower cubicle with wall-mounted electric shower, tiled walls, low-level flush water closet, wash hand basin, electric wall heater.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	87	92
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: BARNET, EN4

