



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

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£295,000

TENURE : LEASEHOLD

Church Hill Road, EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM GROUND FLOOR
FLAT**

IN EXCEPTIONAL CONDITION

**LOCATED IN THE HEART OF
EAST BARNET VILLAGE**

**GATED DEVELOPMENT -
COMMUNAL PARKING**

**DIRECT ACCESS TO
COMMUNAL GARDEN**

CHAIN FREE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Situated in the vibrant area of East Barnet, this 2-bedroom ground-floor flat is offered in exceptional condition. The property features a bright and spacious reception room, perfect for relaxation and entertainment. The modern kitchen is equipped with essential appliances, offering ample storage and workspace. The flat includes a well-appointed bathroom, providing convenience and comfort.

The property is part of a gated development, ensuring security and peace of mind. Residents benefit from communal parking, making it convenient for those with vehicles. One of the standout features of this flat is the direct access to a communal garden, providing a green space for leisure and enjoyment.

Located in the heart of East Barnet Village, the flat is within easy reach of local amenities, shops, and public transport links. The area is well-served by bus routes and nearby train stations, offering excellent connectivity to the wider region.

The property is chain-free, allowing for a straightforward purchase process.

Overall, this flat presents an excellent opportunity for buyers seeking a well-located and well-maintained property in East Barnet.

ENTRANCE HALL: 10' 00" x 4' 10" (3.05m x 1.47m)

Laminated flooring, radiator, spotlights.

KITCHEN: 8' 05" x 8' 00" (2.57m x 2.44m)

Double-glazed door to communal gardens, double-glazed window to rear aspect, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, gas hob, electric oven, extractor, tiled flooring, part tiled walls, spotlights, 2 x storage cupboards one housing gas central heating boiler.

BATHROOM: 8' 02" x 4' 10" (2.49m x 1.47m)

Double-glazed window to the rear aspect, wash hand basin with mixer tap, bath tub with mixer tap, low-level flush water closet, radiator, spotlights, tiled flooring, and extractor.

REAR BEDROOM: 11' 00" x 11' 04" (3.35m x 3.45m)

Double-glazed window to rear aspect, laminated flooring, radiator, spot lights.

LOUNGE: 12' 06" x 13' 09" (3.81m x 4.19m)

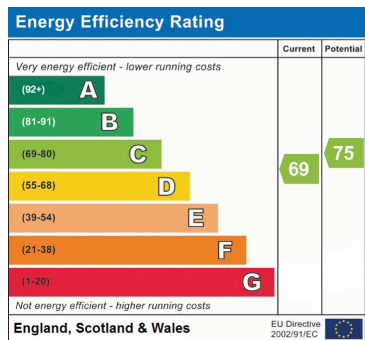
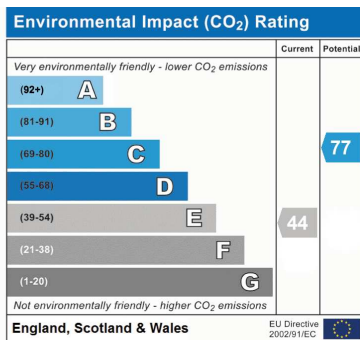
Bay double-glazed window to front aspect, laminated flooring, spot lights, radiator.

FRONT BEDROOM: 9' 04" x 7' 00" (2.84m x 2.13m)

Double-glazed window to front aspect, radiator, spot lights, laminated flooring.







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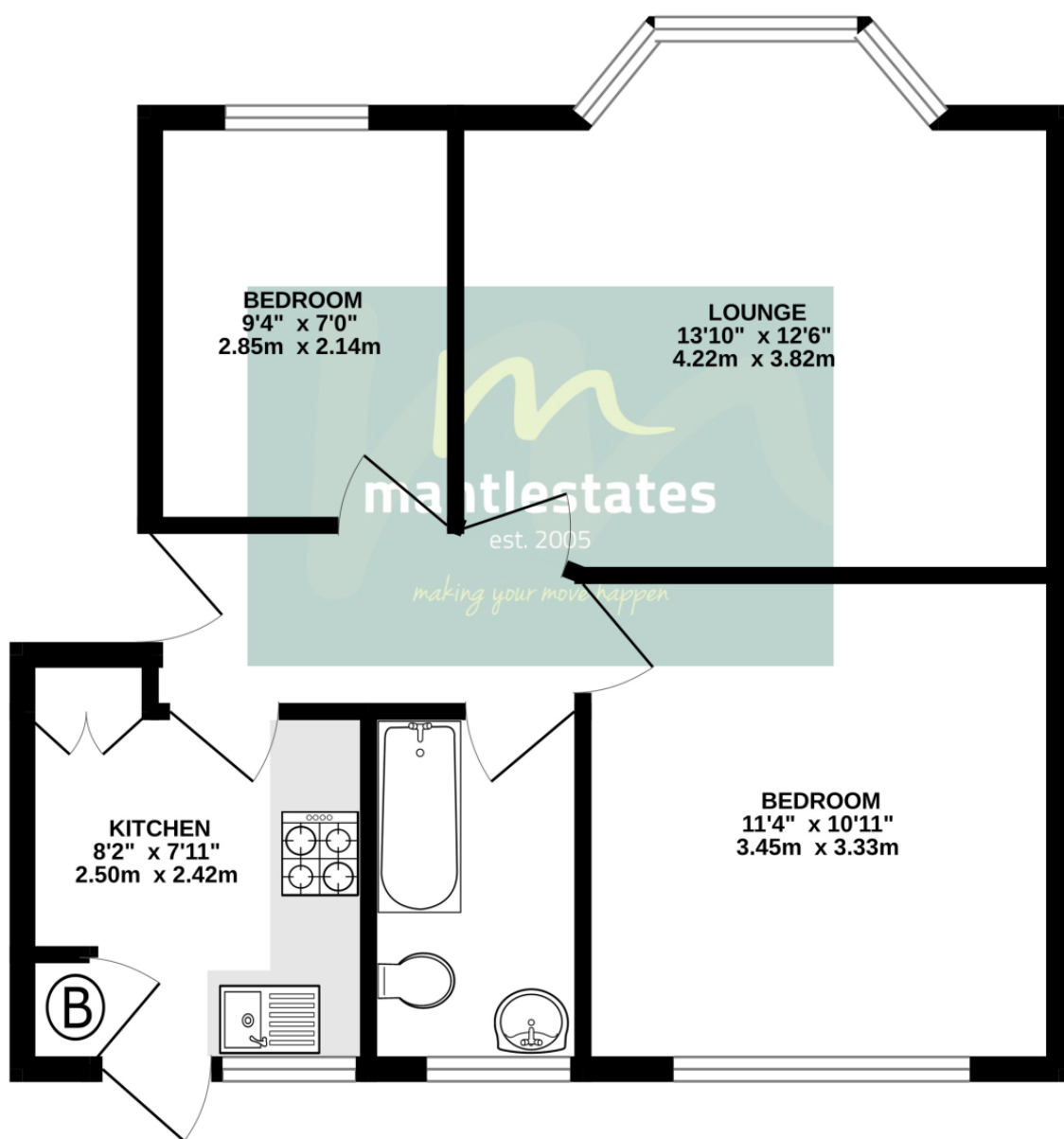
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GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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