



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Reduced to sell £200,000

TENURE : LEASEHOLD

Shurland Avenue, East Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

REDUCED

**2 BEDROOM FLAT FIRST
FLOOR FLAT**

**VERY NEAR TO OAKLEIGH
PARK TRAIN STATION**

CHAIN FREE

CASH BUYERS

54 YEARS LEASE REMAINING

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



**** REDUCED to SELL ****

***** CASH BUYERS *****

***** 2 BEDROOM First Floor Flat *****

First-floor flat set in a quiet location & ideal buy-to-let. Large Lounge with Dining Area. Good-sized fitted kitchen. The property is ideally located to Oakleigh Park Train Station, with direct access to Kings Cross & Moorgate via Finsbury Park (Piccadilly Line & Victoria Line). Short walk to East Barnet Village's shopping facilities, restaurants & cafes, also Oak Hill Park. Easy Access to East Barnet's schools. Access to communal gardens and parking. OFFERED CHAIN FREE

ENTRANCE HALL: 6' 05" x 4' 09" (1.96m x 1.45m)

Carpet, coving to ceiling.

STORAGE CUPBOARD: 4' 01" x 2' 09" (1.24m x 0.84m)

LOUNGE: 11' 04" x 15' 4" (3.45m x 4.67m)

Double glazing window to side aspect, carpet, radiator, coving to ceiling.

KITCHEN: 8' 07" x 8' 06" (2.62m x 2.59m)

Double glazed window to side aspect, wall and base units, gas central heating boiler, stainless sink and drainer with mixer tap, storage cupboard.

BATHROOM: 6' 09" x 5' 06" (2.06m x 1.68m)

Panelled bath, mixer taps, shower attachment, low-level flush w/c, wash hand basin with mixer tap, heated towel rail and extractor.

BEDROOM 1: 12' 07" x 11' 05" (3.84m x 3.48m)

Double glazed window to side aspect, carpets, electric heater.

BEDROOM 2: 9' 01" x 6' 10" (2.77m x 2.08m)

Double glazed window to side aspect and carpet.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(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: Shurland Avenue, East Barnet EN4

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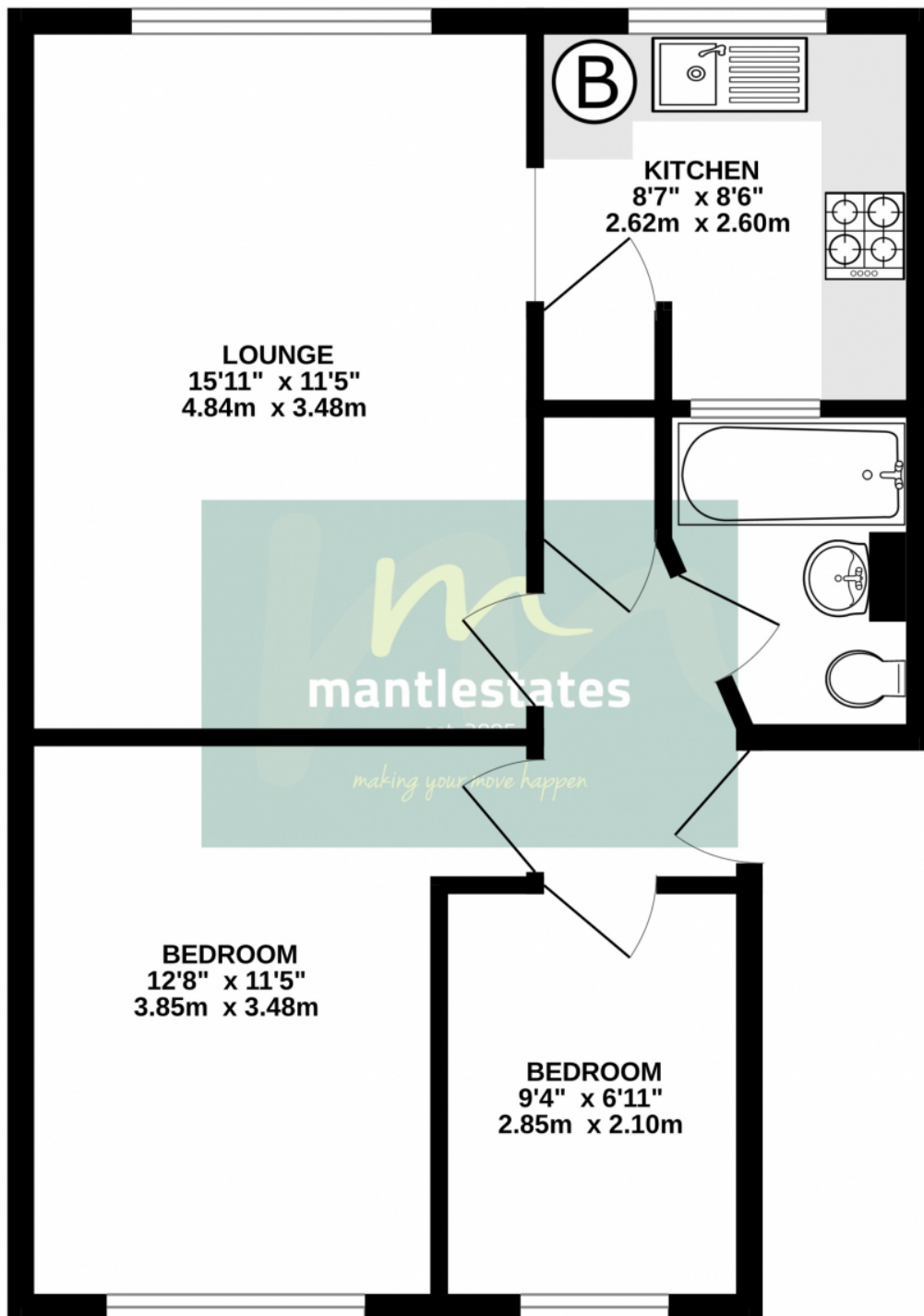
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FIRST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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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