



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET



**£1,400 pcm**

**198a High Street, High Barnet EN5 5SZ**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**ONE BEDROOM FLAT**

**GAS CENTRAL HEATING**

**SEPARATE LOUNGE**

**SHORT WALK TO HIGH  
BARNET TUBE**

**MODERN FITTED KITCHEN**

**VERY NEAR TO HIGH  
BARNETS SHOPPING  
FACILITIES**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



This one-bedroom flat, located at 198a High Street, High Barnet, Hertfordshire, EN5 5SZ, offers a comfortable living space in a prime location. The property features a separate lounge, providing a distinct area for relaxation and entertainment. The modern fitted kitchen is equipped with essential appliances, ensuring convenience for daily cooking needs. The flat benefits from gas central heating, providing warmth and comfort throughout the colder months.

The property is situated just a short walk from High Barnet Tube, offering excellent transport links for commuting into central London and beyond. Additionally, the flat is very near to High Barnet's shopping facilities, providing easy access to a variety of shops, cafes, and restaurants.

Inside, the layout is designed to maximize space and functionality. The bedroom is well-proportioned, offering ample space for furnishings. The bathroom is modern and includes necessary fixtures. The reception area is separate, allowing for a distinct living space away from the kitchen and bedroom.

The flat's location in High Barnet provides access to a range of amenities and services. The area is known for its vibrant community and offers a mix of local shops, dining options, and recreational facilities. The proximity to the tube station enhances the appeal of this property for those needing to travel regularly.

Overall, this one-bedroom flat presents a practical living option in a sought-after area, combining modern features with a convenient location.

**GROUND FLOOR ENTRANCE:**

Double-glazed door to front aspect, stairs to first floor.

**KITCHEN AREA:** 9' 05" x 8' 11" (2.87m x 2.72m)

Window to side aspect, wall and base units, plumbed for washing machine, stainless steel sink drainer with mixer tap, electric hob, electric oven, extractor, sunken spotlights, tiled floor, part tiled walls.

**SHOWER ROOM:**

Walk-in shower cubicle with mixer, wash hand basin in vanity unit, mirrored cabinet, low-level flush water closet, tiled walls, tiled flooring, heated tile rail.

**LOUNGE AREA:** 22' 05" x 11' 01" (6.83m x 3.38m)

Window to front aspect, laminated flooring, sunken spotlights, radiator, stairs to second floor bedroom.

**BEDROOM:**

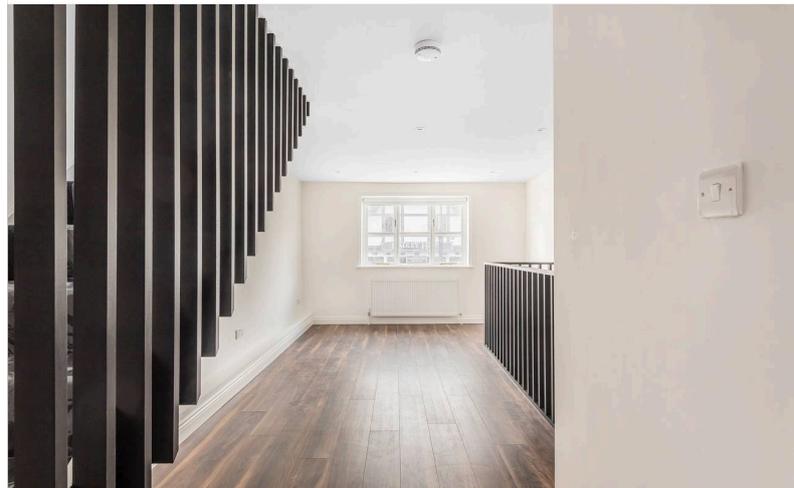
Velux window to front aspect, carpet, storage into eaves, sunken spotlights, radiator.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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: High Barnet, High Street, Barnet EN5

# High Street, Barnet, EN5 5SZ

APPROX. GROSS INTERNAL FLOOR AREA 467 SQ FT 43.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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