



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



Offers in excess of £290,000

TENURE : LEASEHOLD

Clarence Close, NEW BARNET EN4 8AD

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**ONE BEDROOM FIRST FLOOR
FLAT IN GATED
DEVELOPMENT**

IN EXCELLENT CONDITION

**ULTRA MODERN BATHROOM
& KITCHEN**

**DOUBLE GLAZED & NEW
ELECTRIC HEATERS**

**VERY NEAR TO NEW BARNET
TRAIN STATION & SHOPPING
FACILITIES**

PARKING

Mantlestates

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

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



This one-bedroom first-floor flat is located in a gated development on Clarence Close, New Barnet EN4 8AD. The property comprises one bedroom, one bathroom, one reception room and a separate kitchen. It is presented in excellent condition and includes double glazing, new electric heaters and parking. The gated setting provides controlled access to the development, while the first-floor position forms part of a purpose-built residential arrangement. On entering the flat, the reception room provides the main living area and forms part of the day-to-day accommodation. The room can accommodate standard living furniture and provides the principal space for relaxation or receiving visitors. The separate kitchen is described as ultra-modern and forms a dedicated area for food preparation and household use. The bedroom is a double bedroom within the property and provides the principal sleeping accommodation & fitted wardrobes. The bathroom is also described as ultra-modern and serves the flat. Double glazing is installed, and new electric heaters provide the stated heating system. The property also benefits from parking within the development. The address is in Barnet, within the London Borough of Barnet area, and the property is in England, United Kingdom. The Energy Performance Certificate records a current energy efficiency rating of C, with a score of 74, and a potential rating of B, with a score of 82. The property is very well located to New Barnets Train Station with access to King's Cross & Moorgate via Finsbury Park (Piccadilly & Victoria Line), & Sainsbury's supermarket. Own parking.

ENTRANCE HALL: 3' 07" x 8' 03" (1.09m x 2.51m)

Entry phone.

LOUNGE: 16' 02" x 10' 03" (4.93m x 3.12m)

Double-glazed window to front aspect, carpet, coving to ceiling, app-controlled electric heater, air circulation system.

KITCHEN: 11' 00" x 8' 00" (3.35m x 2.44m)

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

BATHROOM: 7' 10" x 5' 06" (2.39m x 1.68m)

Double glazed window to rear aspect, low level flush water closet, wash hand basin with mixer tap in vanity unit, walk-in double shower with electric wall-mounted shower, extractor, electric heater, part tiled walls.

BEDROOM: 12' 04" x 9' 03" (3.76m x 2.82m)

12'04" x 8'04" < 9'03" Double-glazed window to front aspect, carpet, fitted wardrobes, electric heater.

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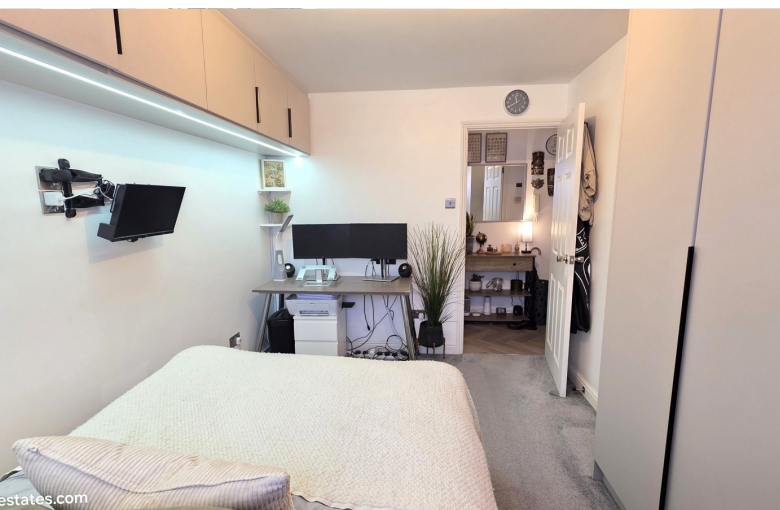
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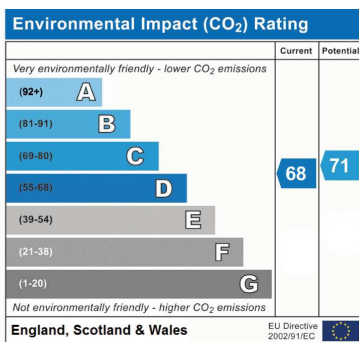
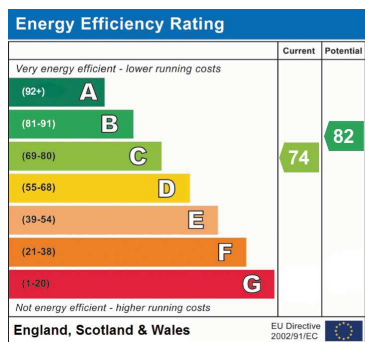
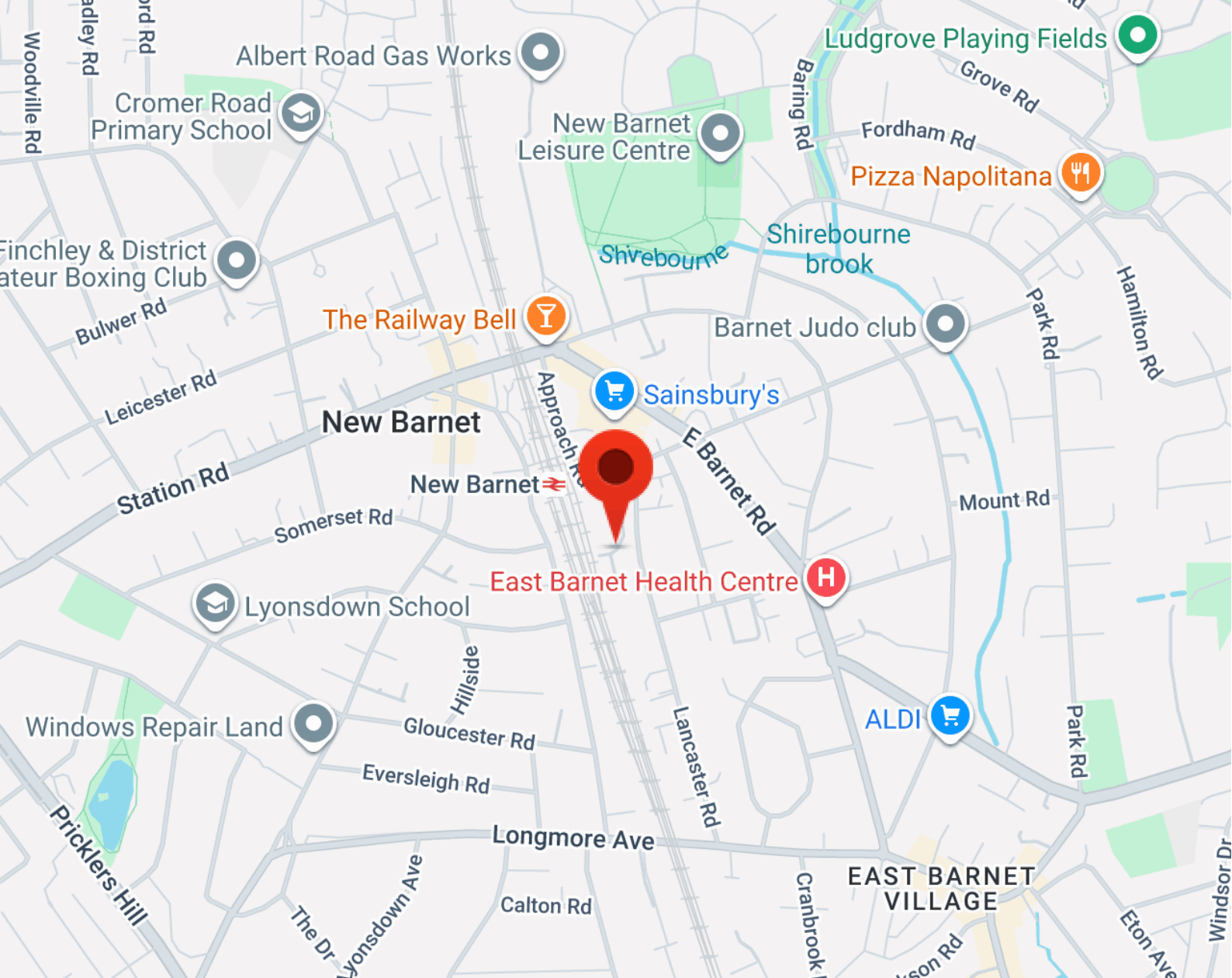
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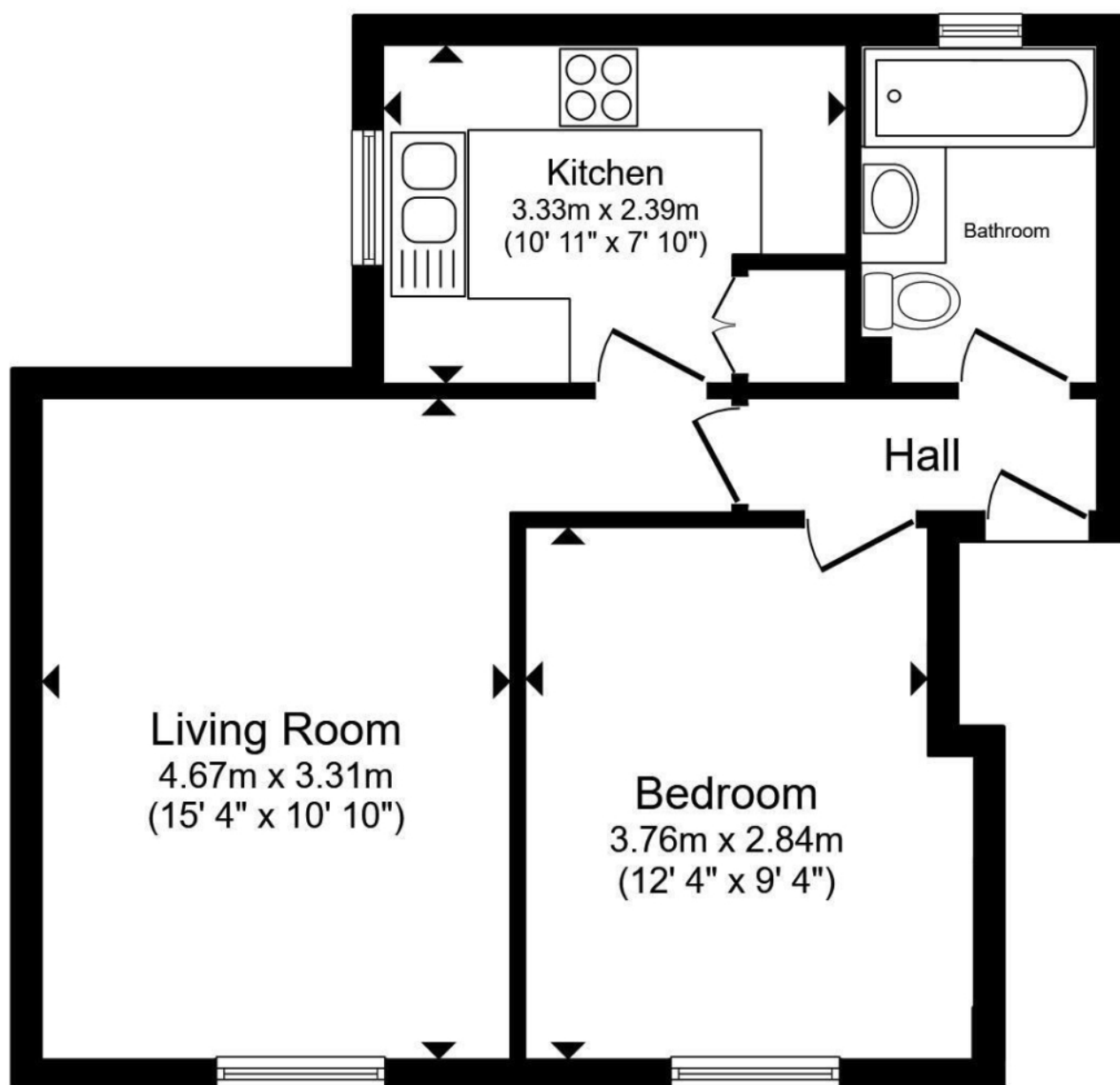


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First Floor

Total floor area 43.4 m² (467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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