



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£1,500 pcm

London Road, Enfield EN2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

NEWLY DECORATED

**NEAR TO ENFIELD TOWNS
SHOPPING FACILITIES**

STORAGE CUPBOARDS

CLOSE TO TRANSPORT

OWN GARDEN

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
info@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this 2-DOUBLE BEDROOM GROUND FLOOR FLAT. The property has just been re-decorated, boasting 2 double bedrooms, a large lounge, a garden, and plenty of storage cupboards. Double glazed and gas central heating. Near to Enfield Towns shopping facilities & transport links. Available now.

ENTRANCE HALL: 9' 09" x 6' 08" (2.97m x 2.03m)

Double glazed door to front aspect, laminated flooring, 3 x storage cupboards.

LOBBY AREA: 7' 04" x 4' 07" (2.24m x 1.40m)

Laminated flooring, radiator.

KITCHEN: 8' 02" x 7' 00" (2.49m x 2.13m)

Double glazed window to front aspect, wall, and floor standing units, stainless steel sink drainer with mixer tap, gas cooker, washing machine, fridge, storage cupboard.

HALLWAY: 8' 05" x 2' 10" (2.57m x 0.86m)

Laminated flooring, radiator, storage cupboard,

LOUNGE: 11' 05" x 15' 08" (3.48m x 4.78m)

Laminated flooring, radiator, storage cupboard,

BATHROOM 8' 09" x 5' 02" (2.67m x 1.57m)

Double glazed window to rear aspect, low-level flush water closet, wash hand basin in mixer tap in vanity unit, panel bath with mixer tap and shower attachment, .

FRONT BEDROOM 11' 05" x 12' 10" (3.48m x 3.91m)

Double glazed window to front aspect, carpet, radiator.

REAR BEDROOM 11' 08" x 9' 09" (3.56m x 2.97m)

Double glazed window to rear aspect, carpet, radiator.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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