



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£365,000

TENURE : LEASEHOLD

Avondale Avenue, EAST BARNET EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM GROUND FLOOR
MAISONETTE**

**DIRECT ACCESS TO OWN
GARDEN**

CONSERVATORY

**OFF STREET PARKING X 2
CARS**

910 YEARS LEASE REMAINING

CHAIN FREE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



This 2 Bedroom Ground-floor maisonette is well located to East Barnet Village's shopping facilities, cafes & restaurants, and benefits from direct access to it's Own Garden and own off-street parking.

Very near to Oak Hill Park & minutes walk to Oakleigh Park Train Station with direct access to Kings Cross or Moorgate via Finsbury Park (Piccadilly Line & Victoria).

The property also offers a Conservatory & over 900 Years Lease remaining. Within easy reach to popular schools.

The property is offered **** CHAIN FREE ****

ENTRANCE AREA: 2' 07" x 3' 02" (0.79m x 0.97m)

Double-glazed front door, tiled flooring.

UNDER STAIRS STORAGE CUPBOARD: 5' 01" x 2' 04" (1.55m x 0.71m)

Plumbed washing machine, tiled flooring.

ENTRANCE HALL: 7' 10" x 2' 09" (2.39m x 0.84m)

(7'10" x 2'09") x (5'07" x 3'08") Laminated flooring, storage cupboard, coving to ceiling, radiator.

KITCHEN: 5' 09" x 7' 02" (1.75m x 2.18m)

Double-glazed window to rear aspect, wall and floor-standing kitchen units, electric hob, electric oven, stainless steel sink drainer with mixer tap, extractor, tiled flooring, part tiled walls

LOUNGE: 12' 00" x 10' 06" (3.66m x 3.20m)

Double-glazed door to conservatory, laminated flooring, radiator, coving to ceiling.

CONSERVATORY: 8' 02" x 9' 06" (2.49m x 2.90m)

Double-glazed door to garden, laminated flooring, radiator.

LEAN TO: 9' 03" x 7' 08" (2.82m x 2.34m)

Wooden gate to the side aspect.

FRONT BEDROOM (1): 11' 00" x 10' 03" (3.35m x 3.12m)

Double-glazed window to front aspect, radiator, laminated flooring, coving to ceiling.

FRONT BEDROOM (2): 9' 00" x 9' 00" (2.74m x 2.74m)

Double-glazed window to front aspect, radiator, laminated flooring, wall-to-wall fitted wardrobe,

BATHROOM: 5' 06" x 5' 04" (1.68m x 1.63m)

Double-glazed window to side aspect, panel bath with mixer tap and shower attachment, low-level flush water closet, tiled wall, radiator, wash hand basin.

GARDEN: 63' 00" x 11' 00" (19.20m x 3.35m)

Patio area, garden shed.

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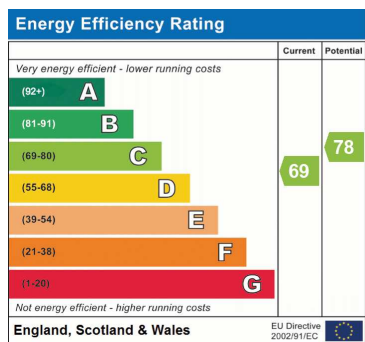






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