



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET



**£1,150 pcm**

**Appletree Gardens, Park Road, EN4**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 0**

**NEWLY DECORATED**

**NEW APPLIANCES**

**STUDIO APARTMENT**

**OFF STREET PARKING**

**EPC rating C (77/100)**

**NEW CARPETS THROUGHOUT**

**Mantlestates**

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

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



Situated in the heart of New Barnet, this one-bedroom flat at Golden Court on Park Road offers a comfortable living arrangement. The property comprises one bedroom and one bathroom, making it an ideal choice for those seeking a manageable and efficient living space. The flat is located on a mid-floor, providing a sense of privacy and security. The building is well-maintained, contributing to a pleasant living environment.

The flat's layout is straightforward, with a bedroom/living area that offers ample space for a double bed and storage. The bathroom is equipped with standard fixtures, ensuring convenience for daily routines. Although the property does not include a designated reception room, the available space is efficiently utilized to accommodate essential living needs. The kitchen area is designed to maximize functionality, offering sufficient room for necessary appliances and meal preparation.

In terms of energy efficiency, the property boasts an EPC rating of C, with a score of 77 out of 100. This indicates that the flat is relatively energy-efficient, which can contribute to lower utility costs and a reduced environmental footprint.

New Barnet is a vibrant area with a variety of amenities within easy reach. Residents can enjoy access to local shops, cafes, and restaurants, as well as public transport links that facilitate commuting to other parts of London. The proximity to green spaces and parks also provides opportunities for outdoor activities and relaxation.

Overall, this one-bedroom flat on Park Road offers a practical and efficient living space in a convenient location, making it a suitable option for individuals or couples looking to rent in Barnet.

**LIVING AREA:** 15' 0" x 11' 7" (4.57m x 3.53m)

Newly decorated, new carpets, clean & tidy, high ceilings, storage heaters.

**BATHROOM:** 6' 2" x 6' 7" (1.88m x 2.01m)

Bath with shower attachment, wash hand basin, low level flush w/c, window.

**KITCHEN AREA:**

New fridge freezer, washing machine, stainless steel sink with drainer, wall units.

**OFF STREET PARKING:**

Private parking

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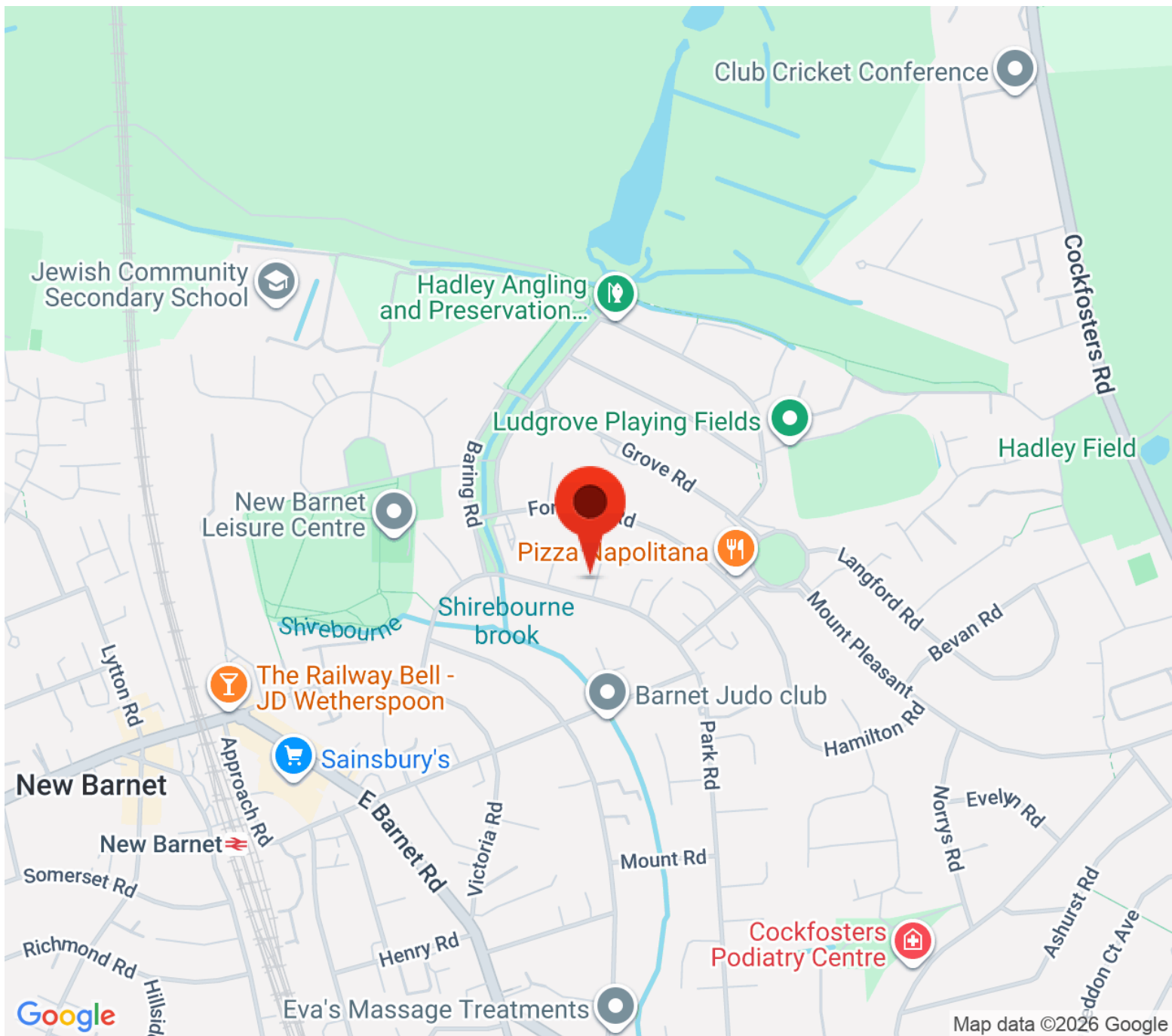


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		67	67
EU Directive 2002/91/EC			

Address: Park Road, EN4





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