



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



£320,000

TENURE : LEASEHOLD

Park Road, NEW BARNET, EN4 9QD

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM FIRST FLOOR
MAISONETTE**

DOUBLE BEDROOMS

LARGE LOUNGE

QUIET LOCATION

NEAR TO TRANSPORT LINKS

SHOPPING FACILITIES

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



This two-bedroom first-floor maisonette is located on Park Road, New Barnet, BARNET, EN4 9QD. The property is offered chain-free and provides two double bedrooms, one bathroom and one reception room. It is positioned within a residential setting with communal grassed areas, paved paths and shared parking facilities in the surrounding development. The property is suited to buyers seeking a maisonette with separate living, kitchen and bedroom accommodation in a quiet location.

Access is provided through the ground-floor entrance and internal hallway, with stairs leading to the first-floor accommodation. The hallway connects the principal rooms and provides access to the living areas, bedrooms and bathroom. The large lounge forms the main reception room and includes windows allowing natural light into the space. It provides room for seating and additional furniture and is separate from the kitchen.

The kitchen is arranged as a functional working space with fitted wall and base units, work surfaces, a sink and drainer, tiled splashback areas and space for cooking and other appliances. The kitchen also includes a window, providing natural light and views towards the surrounding grounds.

Both bedrooms are described as double bedrooms. The principal bedroom is a generously proportioned room with space for a double bed and additional furniture, together with windows overlooking the surrounding area. The second bedroom also accommodates a double bed and includes fitted or freestanding storage space. Both rooms are presented as separate bedrooms suitable for sleeping accommodation, home working or other household use.

The bathroom includes a full-size bath with shower attachment and curtain, wash hand basin and WC. The room has tiled wall areas, a window and practical floor covering. The internal accommodation is served by central heating radiators, and the property has double-glazed windows visible throughout the rooms shown.

Externally, the maisonette is set around communal open areas with lawned sections, paved pedestrian access and mature planting. Shared parking areas and garages are located within the surrounding development. The available outdoor space is communal rather than described as a private garden. The property is situated in a quiet residential location while remaining near transport links, shopping facilities and a gymnasium. These amenities provide access to local travel connections, everyday shopping and leisure facilities in the New Barnet area.

The Energy Performance Certificate records a current energy efficiency rating of 70, within band C, with a potential rating of 73. The environmental impact rating is recorded as 69, also within band C, with a potential rating of 72.

ENTRANCE AREA: 6' 08" x 5' 10" (2.03m x 1.78m)

Radiator, storage cupboard, laminated flooring, window to side aspect.

STUDY AREA: 6' 04" x 3' 00" (1.93m x 0.91m)

STAIRS TO FIRST FLOOR: 11' 08" x 3' 00" (3.56m x 0.91m)

Carpet, double-glazed window to front aspect.

HALL WAY: 9' 01" x 5' 00" (2.77m x 1.52m)

Laminated flooring, storage cupboard.

LOUNGE: 19' 07" x 10' 08" (5.97m x 3.25m)

Double-glazed windows to side and front aspect, carpet, radiator.

BEDROOM: 8' 08" x 13' 03" (2.64m x 4.04m)

Double-glazed window to side aspect, radiator, laminated flooring, storage cupboard.

BATHROOM / WC: 5' 06" x 6' 00" (1.68m x 1.83m)

Double glazed window to side aspect, low level flush water closet, wash hand basin with mixer tap, panel bath with mixer tap, extractor, radiator.

BEDROOM: 12' 06" x 9' 00" (3.81m x 2.74m)

Double-glazed window to side and rear aspect, laminated flooring, radiator.

KITCHEN: 12' 05" x 7' 00" (3.78m x 2.13m)

Double-glazed window to side aspect, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, plumbed washing machine, plumbed for dishwasher, spot lights.

EXTERNAL STORAGE: 3' 07" x 3' 03" (1.09m x 0.99m)

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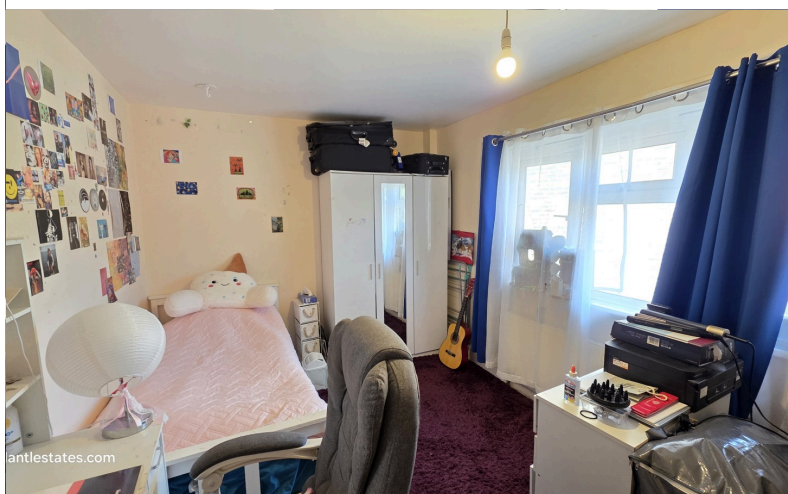
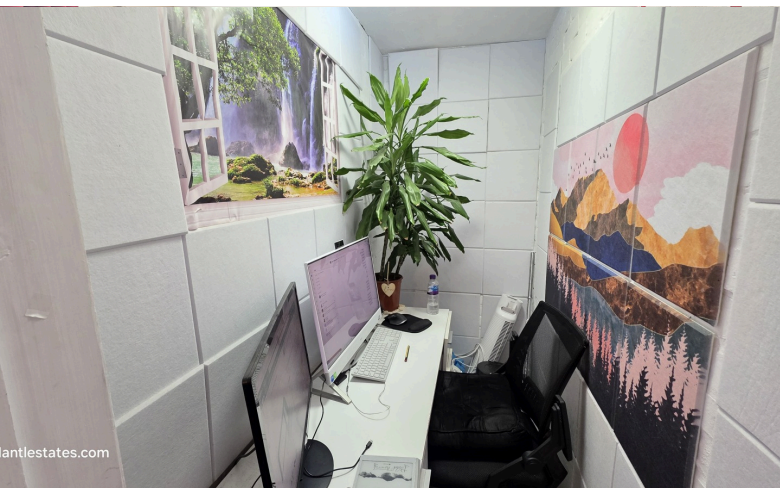
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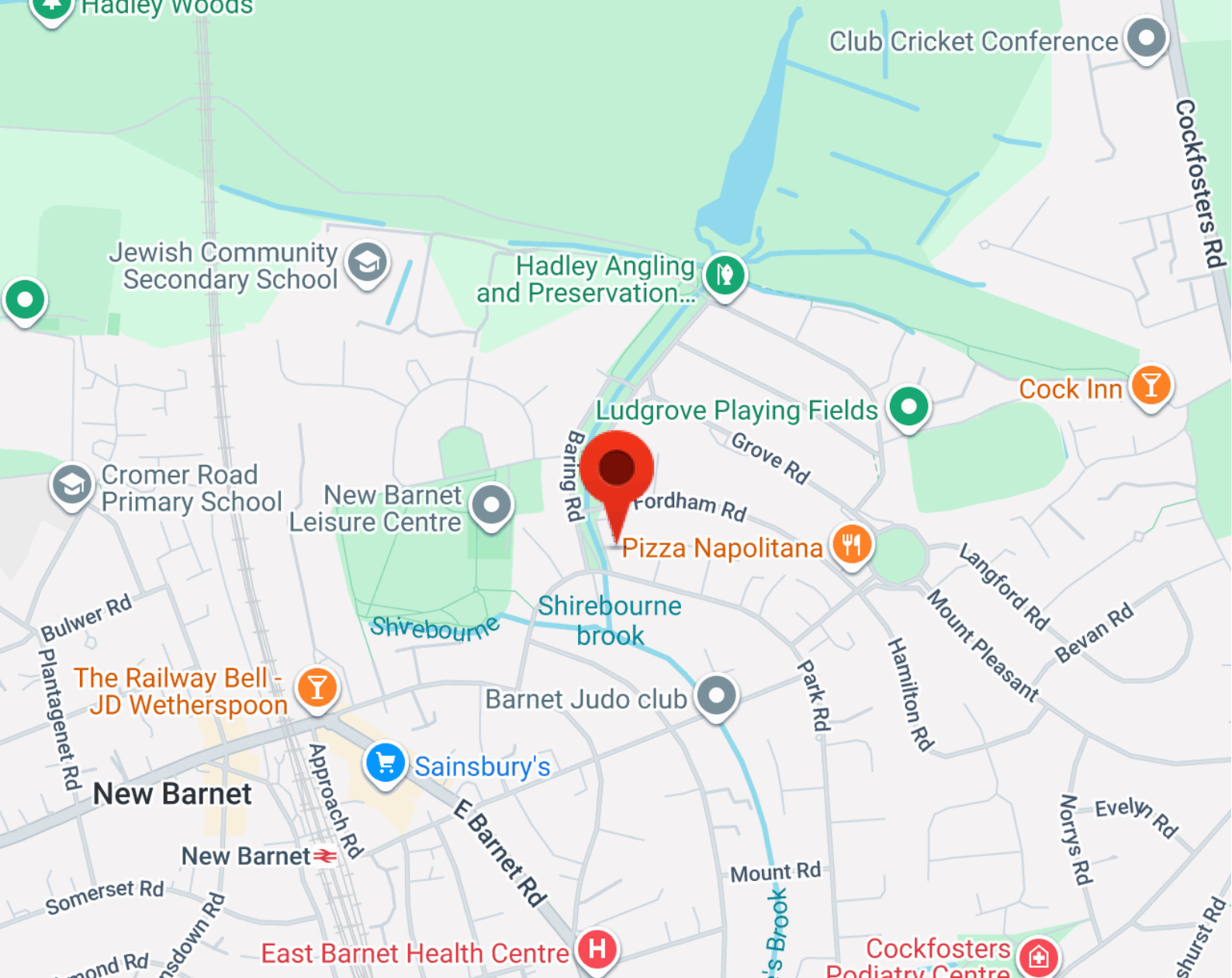
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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