



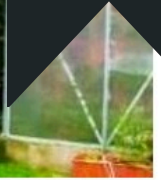
BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN BARNET



**Asking Price £239,950**

**TENURE : LEASEHOLD**

**Shurland Avenue, East Barnet, EN4**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**ONE BEDROOM PURPOSE  
BUILT FLAT**

**OFF STREET PARKING**

**NO GROUND RENT**

**189 YEAR LEASE**

**EXCELLENT INVESTMENT**

**COMMUNAL GARDENS**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates is pleased to offer to the market this BRIGHT, SPACIOUS, ONE-BEDROOM, PURPOSE-BUILT flat. In the popular development of Shurland Avenue, located within easy reach of Oakleigh Park Station and within an easy walking distance to Oak Hill Park. The property benefits from NO GROUND RENT.

**ENTRANCE HALL:** 5' 9" x 3' 7" (1.75m x 1.09m)

Carpet

**RECEPTION:** 15' 9" x 9' 8" (4.80m x 2.95m)

Double-glazed window to rear aspect, carpet, double radiator.

**KITCHEN:** 10' 0" x 6' 6" (3.05m x 1.98m)

Double-glazed window to rear aspect, boiler, built-in halogen hob, oven, rolled worksurface, stainless steel sink with drainer and mixer taps, part tiled walls, wall and base units, 2 larders, plumbing for washing machine.

**BEDROOM:** 12' 6" x 9' 0" (3.81m x 2.74m)

Double-glazed window to front, carpet, built-in wardrobes, radiator.

**BATHROOM / WC** 6' 4" x 5' 6" (1.93m x 1.68m)

Panelled Bath, mixer taps with shower attachment, shower screen, heated towel rail, tiled walls, low-level flush, wash hand basin mixer taps, extractor fan, and wall-mounted mirrored cabinet.

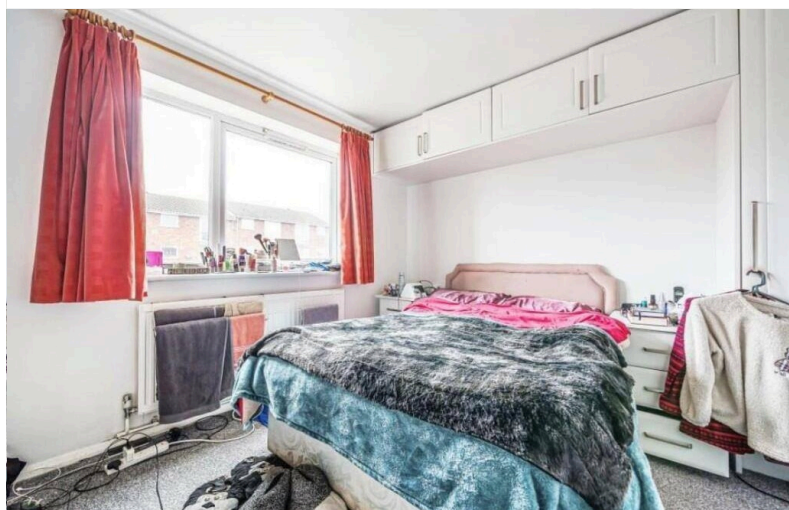
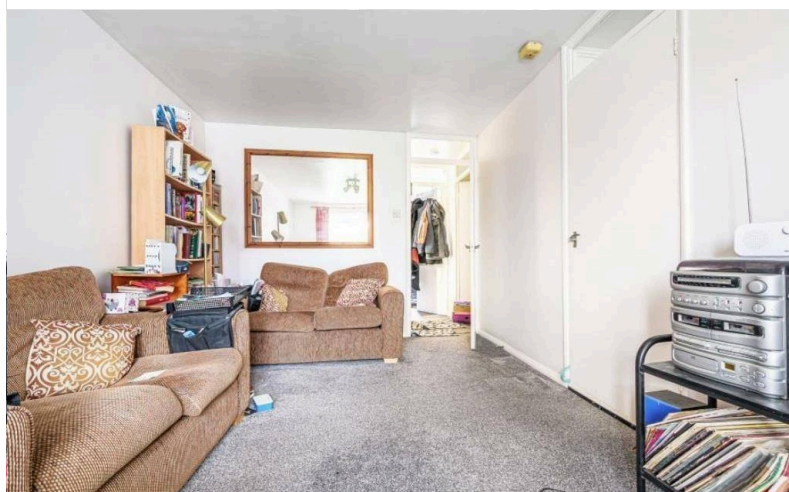
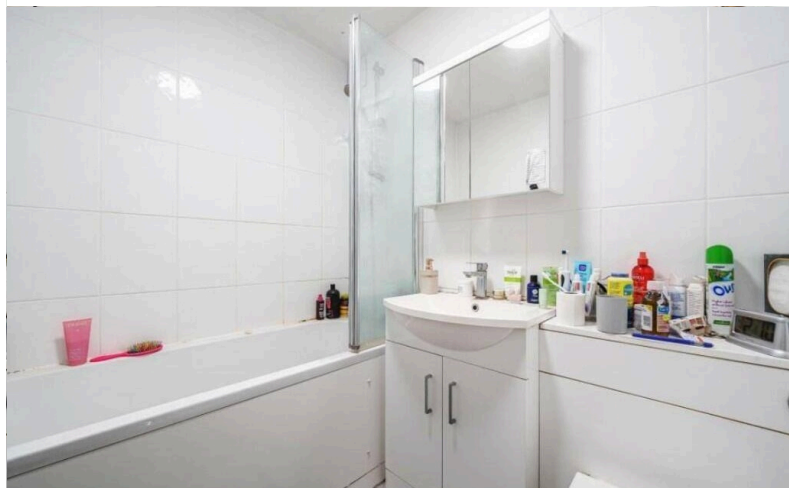
**Mantlestates**

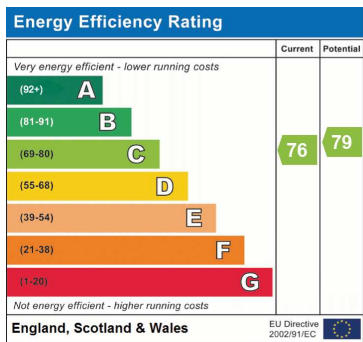
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Address: Shurland Avenue, East Barnet, EN4



