



**Ground Floor Studio
located in
New Barnet**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

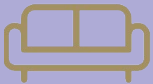
Boleyn Way
Barnet
EN5 5JS



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COMMUNAL ENTRANCE

Communal front door with entry phone security, front door leading into:

ENTRANCE HALLWAY

Wood effect laminate flooring, wall mounted entry phone, cupboard housing water tank, cupboard with shelf and hanging rail housing consumer unit.

LOUNGE/BEDROOM/KITCHEN

16'6" x 10'11"

Wood effect laminate flooring, wall mounted Creda electric heater, telephone point, television aerial point, single glazed bay window to front, range of wall and base units with work surface, tiled splash back, stainless steel sink, Indesit washing machine, Haden fridge freezer, Zenith electric cooker with Cooke & Lewis extractor hood above,

SHOWER ROOM/WC

7'4" x 4'10"

Three piece suite comprising enclosed shower cubicle with wall mounted Mira shower, vanity unit with mixer tap and cupboard below, enclosed wc, extractor fan, wood effect laminate flooring, heated towel rail.

AGENT NOTES

Holding Deposit - £225

Dilapidations Deposit - £1,125

EPC Rating - D

Council Tax Band B - Barnet Council

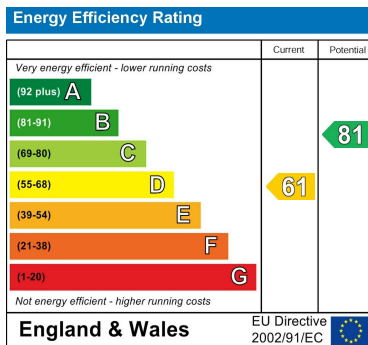
Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.

£975 PCM

Ground floor studio flat comprising open plan kitchen, shower room/wc, entryphone system & off street parking.





DIRECTIONS

CONTACT

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