



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET



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**£2,300 pcm**

**East Barnet Road, EN4**

**Bedrooms : 4**

**Bathrooms : 1**

**Reception Rooms : 1**

**1st & 2nd FLOOR 4 BEDROOM  
MAISINETTE**

**MUST BE SEEN**

**COMPLETELY REFURBISHED**

**NEAR TO NEW BARNET  
TRAIN STATION**

**EASY ACCESS TO SHOPPING  
FACILITIES**

**AVAILABLE NOW**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Located in New Barnet, this 4-bedroom, 2-bathroom flat offers a comfortable and modern living space. The property spans the 1st and 2nd floors, providing ample room for a family or individuals seeking extra space. Recently refurbished, the maisonette boasts a fresh and contemporary design.

Upon entering, you are greeted by a bright reception area that leads into a well-appointed kitchen. The kitchen is equipped with modern appliances, including an oven and a washing machine, and features sleek cabinetry and ample counter space. The open layout of the kitchen and reception area creates a welcoming environment for both cooking and relaxation.

The flat includes four bedrooms, each offering plenty of natural light and space for furnishings. The bathroom is modern and features a shower, toilet, and sink with storage space. The property also benefits from additional storage options throughout.

Situated on East Barnet Road, the maisonette is conveniently located near New Barnet Train Station, providing easy access to transportation links. Local shopping facilities are within easy reach, making daily errands and shopping trips convenient.

The property has an Energy Efficiency Rating of 56 and an Environmental Impact (CO2) Rating of 52, with potential improvements to 68 and 67 respectively. This indicates moderate energy efficiency and environmental impact, with room for enhancement.

Overall, this flat offers a practical and modern living space in a convenient location, ideal for those seeking accessibility to transport and amenities in New Barnet.

**FIRST FLOOR LANDING:** 12' 05" x 3' 00" (3.78m x 0.91m)

Carpet on stairs, laminated flooring, storage cupboard.

**FRONT BEDROOM:** 11' 08" x 6' 00" (3.56m x 1.83m)

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

**FRONT BEDROOM:** 15' 01" x 8' 05" (4.60m x 2.57m)

Double-glazed window to front aspect, laminated flooring, radiator

**KITCHEN / LOUNGE:** 26' 08" x 8' 06" (8.13m x 2.59m)

Double-glazed window to side and rear aspect, wall and floor standing kitchen units, fitted fridge freezer, dishwasher, electric hob, electric oven, extractor, stainless steel sink drainer, laminated flooring, radiator x 2.

**SHOWER ROOM:** 4' 09" x 6' 00" (1.45m x 1.83m)

Double-glazed window to rear aspect, walk-in shower, low-level flush water closet, wash hand basin in vanity unit, mirrored cabinet, tiled flooring, tiled walls, heated towel rail, extractor.

**SECOND FLOOR LANDING:** 5' 08" x 6' 02" (1.73m x 1.88m)

Laminated flooring, skylight.

**FRONT BEDROOM:** 12' 03" x 14' 10" (3.73m x 4.52m)

Velux windows to the front aspect x 2, radiator, laminated flooring.

**REAR BEDROOM:** 12' 00" x 8' 08" (3.66m x 2.64m)

Double-glazed window to the rear aspect, laminated flooring.

**BATHROOM:** 5' 05" x 5' 04" (1.65m x 1.63m)

Double-glazed window to rear aspect, panel bath with mixer tap & shower attachment, low-level flush water closet, wash hand basin in vanity unit with mixer tap, mirrored cabinet, heated towel rail, tiled walls, tiled flooring, extractor.

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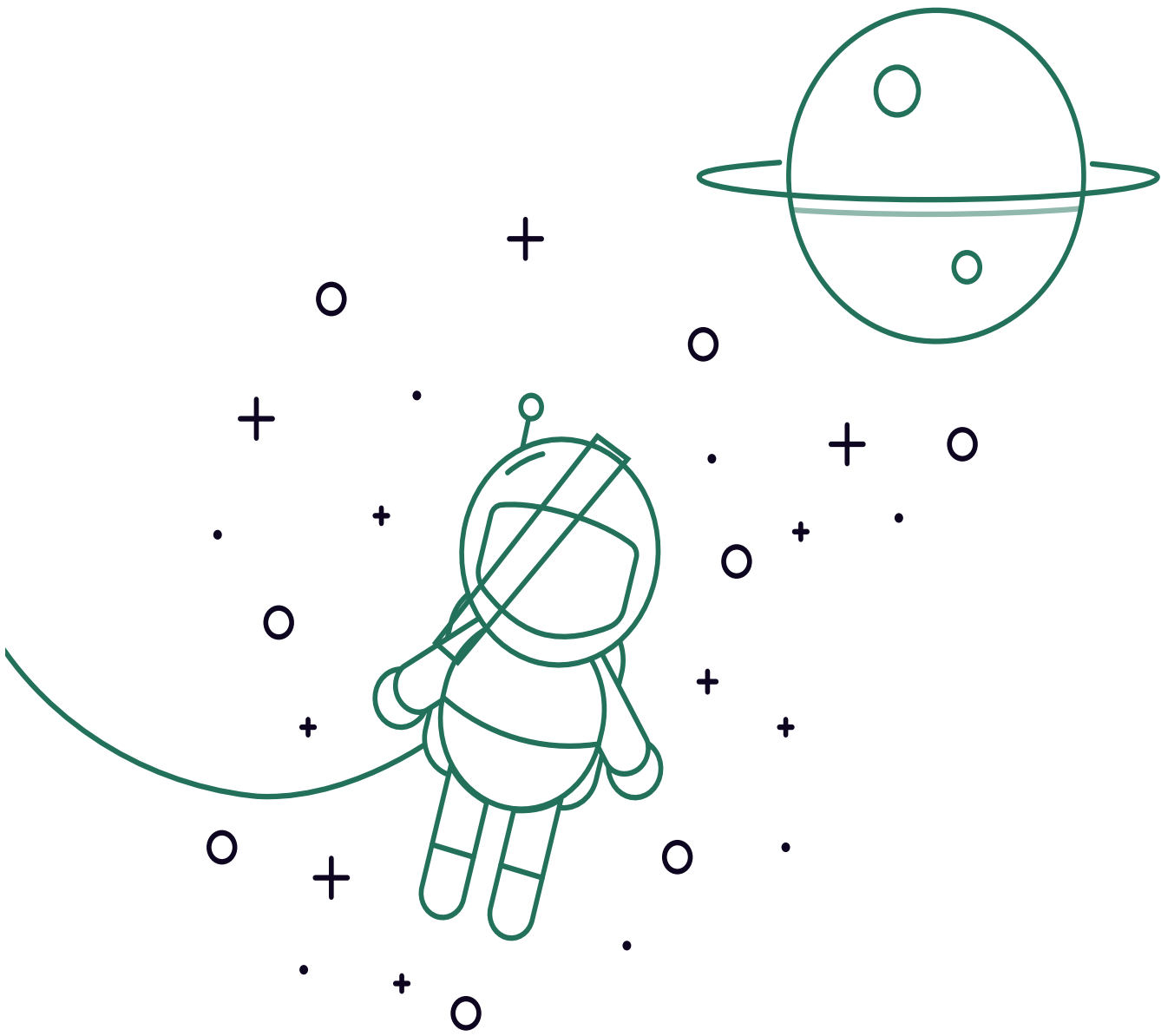
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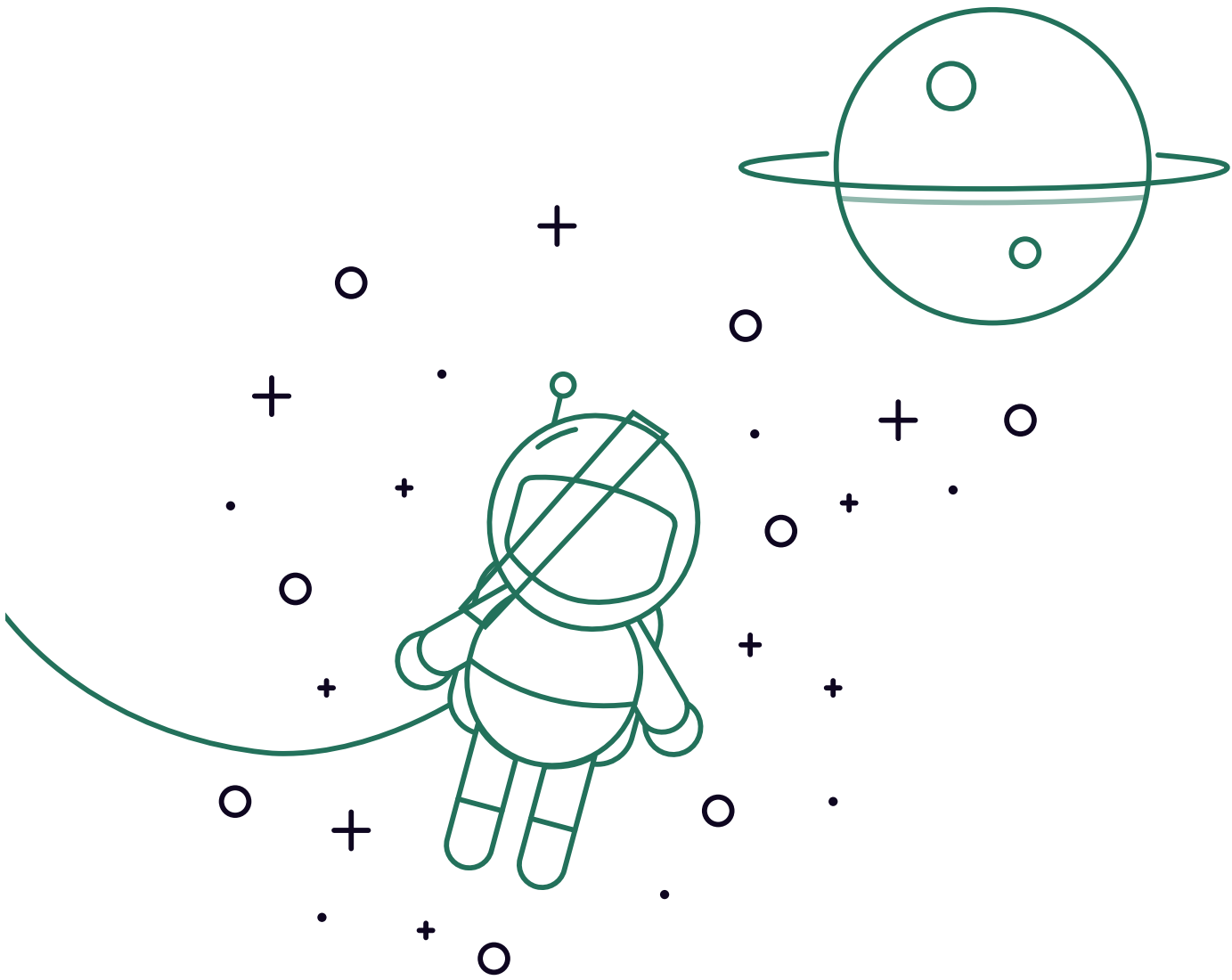




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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	52	67
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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