



**£375,000**

**LEASEHOLD**

**74 Park Road, EN4 New Barnet**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM FIRST FLOOR  
VICTORIAN CONVERSION  
FLAT**

**DOUBLE GLAZED  
THROUGHOUT**

**GAS CENTRAL HEATING**

**COMMUNAL GARDENS**

**ALLOCATED PARKING**

**BRAND NEW BOILER**

**Mantlestates**

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

**info@mantlestates.com | 0208 275 1555**

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



Mantlestates are pleased to present a victorian conversion first floor flat walking distance to New Barnet Overground station, close to New Barnet shopping facilities, walking distance to Victoria Park & GYM. The property has communal gardens and allocated parking.

**HALLWAY:**

Laminate floor, picture rail, coving to ceiling, radiator.

**LOUNGE: 12'02" X 14'00" (into bay)**

Double glazed bay window to the front aspect, radiator, laminate floor, featured fireplace, shelving.

**KITCHEN: 10'02" X 6'02"**

Double glazed window to the front aspect, wall & base units, part tiled walls, plumbing for washing machine, laminate floor.

**BEDROOM: 14'01" X 11'04"**

Bay double glazed window to the front aspect, laminate flooring, radiator, featured fireplace, picture rail.

**BATHROOM: 7'03" X 5'07"**

Wash hand basin with mixer tap, low-level flush w/c, part tiled walls, panel bath with mixer tap & shower attachment, extractor.

**BEDROOM: 10'10" X 8'00"**

Double glazed window to the rear aspect, radiator, laminate floor.

**COMMUNAL GARDENS**

**ALLOCATED PARKING**







