



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN BARNET



**Asking Price £499,950**

**TENURE : LEASEHOLD**

**Warwick Road, New Barnet, EN5**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 2**

**VERY LARGE TWO BEDROOM  
FLAT**

**OWN GARDEN**

**LARGE LOUNGE & MORNING  
ROOM**

**89 Square Meters / 957  
Square Feet**

**QUIET LOCATION**

**CHAIN FREE**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Located on Warwick Road in New Barnet, this spacious two-bedroom flat offers a comfortable and quiet living environment. The property features one bathroom and two reception rooms, including a large lounge and a morning room, providing ample space for relaxation and entertainment.

The kitchen is equipped with modern appliances, including a gas stove and oven, and offers plenty of counter space for meal preparation. The adjacent dining area provides a bright and airy atmosphere, with large windows overlooking the garden.

The property boasts its own private garden, a rare find for flats in the area, offering a peaceful outdoor space for leisure activities or gardening. The garden is accessible from the dining area, making it convenient for outdoor dining and entertaining.

The flat is situated in a quiet location, providing a serene living environment away from the hustle and bustle of the city. Despite its peaceful setting, the property is conveniently located near local amenities, including shops, schools, and public transport options, ensuring easy access to everything you need.

**ENTRANCE HALL:** 8' 01" x 5' 10" (2.46m x 1.78m)  
(8'01 X 5'10) X (12'01 X 2'00) Wooden floor, radiator, under stairs storage cupboard.

**W/C:** 5' 00" x 3' 01" (1.52m x 0.94m)  
Low-level flush w/c, radiator, wash hand basin with mixer tap, tiled floor, extractor, spotlights.

**FRONT BEDROOM:** 12' 00" x 14' 06" (3.66m x 4.42m)  
Double glazed bay window to the front aspect, radiator, wood floor, coving to the ceiling, storage cupboard.

**BATHROOM:** 8' 00" x 8' 03" (2.44m x 2.51m)  
Double-glazed window to the side aspect, shower cubicle, bath with mixer tap, heated towel rail, extractor, spotlights, low-level flush w/c, wash hand basin with mixer tap in vanity unit, tiled floor & tiled walls.

**MIDDLE BEDROOM:**  
Double glazed window to the side aspect, fitted wardrobes, spotlights.

**LOUNGE:** 15' 07" x 18' 10" (4.75m x 5.74m)  
Double-glazed window to the side aspect, radiator, wood floor, and spotlights.

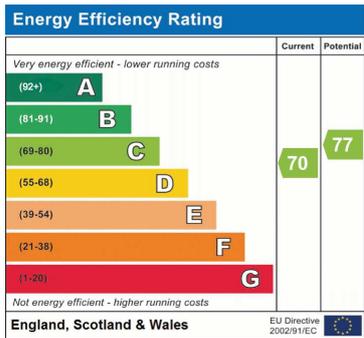
**DINING AREA:** 12' 06" x 12' 06" (3.81m x 3.81m)  
Double glazed window to the rear aspect, double glazed door to the garden, tiled floor, 2 radiators, spotlights.

**KITCHEN:** 13' 02" x 5' 07" (4.01m x 1.70m)  
Double glazed window to the rear aspect, wall & base units, washing machine, fridge/ freezer, Range gas cooker, sink mixer tap, tiled floor, extractor, spotlights.

**GARDEN:** 78' 00" x 5' 07" (23.77m x 1.70m)  
Garden shed, patio, side access.







Address: Warwick Road, New Barnet, EN5

