



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET

Mantlestates.com



estates.com



estates.com

**£325,000**

**TENURE : SHARE OF  
FREEHOLD**

**Victoria Road, New Barnet EN4**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**ONE BEDROOM MAISONETTE**

**OWN GARDEN**

**VERY NEAR TO NEW BARNET  
TRAIN STATION & SHOPPING  
FACILITIES & GYMS**

**SHARE OF FREE-HOLD**

**OFF STREET PARKING**

**OFFERED CHAIN FREE**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555

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



This one-bedroom maisonette, located on Victoria Road in New Barnet, EN4, presents a fantastic opportunity for buyers seeking convenience and comfort. The property features a well-proportioned bedroom, a modern bathroom, and a bright reception room that offers ample space for relaxation. The kitchen provides direct access to a private garden, perfect for outdoor enjoyment.

The maisonette boasts its own garden, providing a tranquil outdoor space, and benefits from off-street parking, ensuring ease of access and convenience. Situated very near to New Barnet train station, commuting is straightforward, with excellent transport links to central London and surrounding areas. Additionally, the property is in close proximity to a variety of shopping facilities, catering to all your daily needs.

Offered chain-free, this property comes with a share of the freehold, adding to its appeal.

New Barnet offers a range of amenities, including local shops, cafes, and parks, making it a desirable location for buyers. The property's proximity to transport links and shopping facilities enhances its attractiveness, providing a convenient lifestyle in a vibrant community.

**ENTRANCE HALL:** 26' 04" x 4' 00" (8.03m x 1.22m)

Laminated flooring, radiator, coving to ceiling. LOBY AREA: 3'09" x 3'05" Laminated flooring, gas central heating boiler, window to rear aspect. UNDER STAIRS STORAGE CUPBOARD: 3'09" x 3'00"

**RECEPTION:** 13' 04" x 11' 04" (4.06m x 3.45m)

Bay double glazed window to front aspect, laminated flooring, coving to ceiling, radiator, storage & shelving into recess.

**BEDROOM:** 11' 00" x 10' 06" (3.35m x 3.20m)

Double glazed window to rear aspect, radiator, carpet, fitted wardrobes, coving to ceiling.

**BATHROOM / WC:** 6' 09" x 5' 09" (2.06m x 1.75m)

Double glazed window to side aspect, panel bath with mixer tap and wall mixer shower, heated towel rail, tiled walls & flooring, extractor, wash hand basin, mirrored cabinets.

**KITCHEN / DINER:** 13' 00" x 9' 05" (3.96m x 2.87m)

Double glazed window to side aspect, double glazed windows & door to garden, tiled flooring, wall and floor standing kitchen units, gas hob, electric oven, extractor, stainless steel sink with mixer tap, plumbed washing machine, plumbed dish washer, coving to ceiling, part tiled walls, radiator x 2.

**GARDEN:** 42' 00" x 20' 00" (12.80m x 6.10m)

Southerly facing garden, patio area, mature shrubs, garden shed.

**FRONT:**

Off street parking x 1 car.

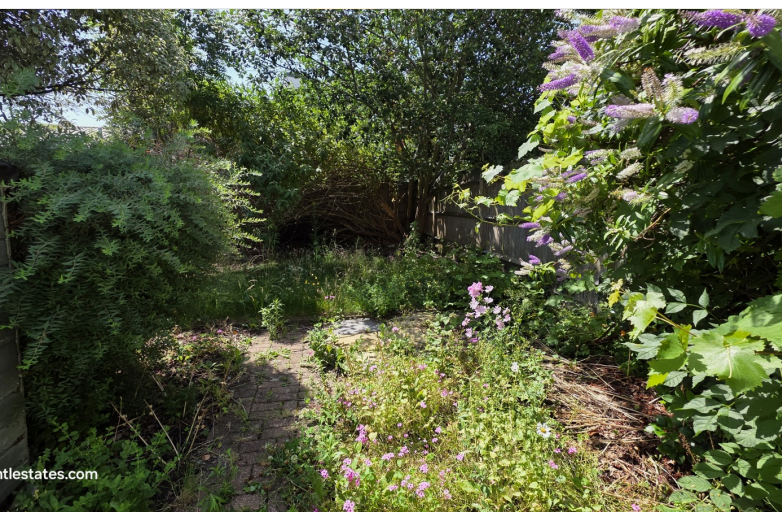
**Mantlestates**

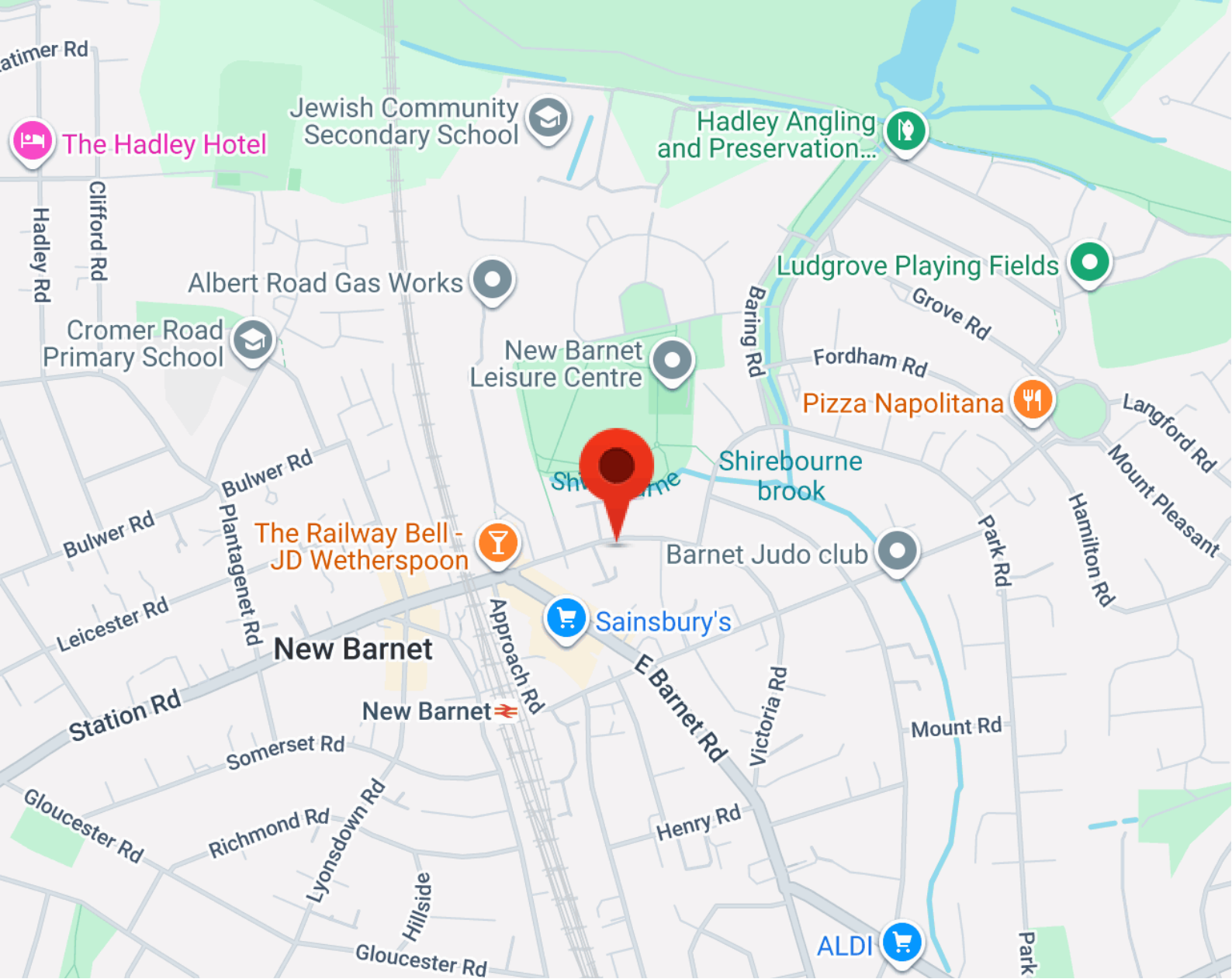
2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555

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









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Victoria Road, New Barnet EN4

