



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



1

Bedroom



1

Bathroom



This ground floor studio flat offers a fitted separate kitchen and is located in a quiet area near Oakleigh Park Train Station. The property features communal gardens and is offered chain free. Ideal for those seeking a convenient location with easy access to transport links.

Located in the peaceful area of Barnet, this ground-floor studio flat offers a comfortable living space with a separate fitted kitchen. The flat is conveniently situated very near Oakleigh Park Train Station, providing excellent transport links for commuters. The property is chain-free, making it an attractive option for buyers looking for a straightforward purchase.

The flat features a well-appointed kitchen equipped with essential appliances, including an oven, hob, and washing machine, ensuring a functional and efficient cooking space. The main living area is spacious and benefits from natural light, creating a bright and airy atmosphere. The bathroom includes a shower, toilet, and sink, providing all necessary amenities.

Outside, residents can enjoy the communal gardens, offering a pleasant outdoor space for relaxation. The property is set in a quiet location, providing a peaceful environment while still being close to essential amenities and transport links.

Overall, this studio flat is an excellent opportunity for those seeking a well-located property with convenient access to public transport and local amenities.

STUDIO ROOM: *16' 00" x 12' 06" (4.88m x 3.81m)*

Double-glazed window to the side aspect, wooden flooring, entry phone.

KITCHEN - STORAGE CUPBOARD: *7' 02" x 8' 03" (2.18m x 2.51m)*

Double-glazed window to side aspect, wall and floor-standing kitchen units, electric hob, electric oven, stainless steel sink drainer with mixer tap, tiled flooring, part tiled walls, plumbed washing machine, storage cupboard housing hot water cylinder & cold water tank.

BATHROOM - LOBBY AREA: *6' 06" x 6' 00" (1.98m x 1.83m)*

Lobby Area, door to shower room, wooden flooring, extractor, double-glazed window to rear aspect, walk-in shower cubicle with wall-mounted electric shower, tiled walls, low-level flush water closet, wash hand basin, electric wall heater.



£179,000
Shurland Avenue, EAST BARNET, EN4



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: BARNET, EN4

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	87	92
England, Scotland & Wales		
EU Directive 2002/91/EC		

