



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£1,400 pcm**

**Mutton Lane, Potters Bar, EN6**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**MODERN ONE BEDROOM  
SPLIT LEVEL FLAT**

**DOUBLE GLAZED**

**MODERN FITTED KITCHEN &  
BATHROOM**

**GAS CENTRAL HEATING**

**SHOWER ROOM**

**NEAR TO SHOPPING  
FACILITIES**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to offer this One Bedroom Split Level Flat. Laminated flooring, double glazed & gas central heating. Very well located to Tesco & local shopping facilities & restaurants. Easy access to Potters Bar train Station & M25.

**BEDROOM:** 16' 00" x 9' 04" (4.88m x 2.84m)

Double glazed window to front aspect, wardrobes, radiator, double bed.

**SHOWER ROOM:** 8' 04" x 7' 04" (2.54m x 2.24m)

Double-glazed window to front aspect, walk-in shower, low-level flush water closet, heated towel rail, tiled floor.

**KITCHEN/DINER:** 16' 00" x 10' 08" (4.88m x 3.25m)

Double glazed window to rear aspect x 2, wall and base units, electric oven, electric hob, extractor, stainless steel sink mixer tap, laminated flooring.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Mutton Lane, Potters Bar, EN6



