



Asking Price £285,000

TENURE : LEASEHOLD

Park Road, East Barnet EN4

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

TOP FLOOR

WELL PRESENTED

PRIVATE PARKING

COMMUNAL GARDENS

QUIET LOCATION

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 flat, located on the top floor of a well-maintained building on Park Road, Barnet, Hertfordshire, offers a comfortable and modern living space. The property features a spacious reception area with ample natural light, providing a welcoming atmosphere. The kitchen is fitted with sleek, modern appliances and offers plenty of storage and counter space, ideal for everyday cooking.

The bedroom is generously sized, with large windows that allow for plenty of natural light. The bathroom is contemporary in design, featuring modern fixtures and a walk-in shower. The flat is well-presented throughout, with neutral decor and quality flooring, making it a move-in-ready home.

One of the key features of this property is the private parking space, a valuable addition in this area. The flat is situated in a convenient location, offering easy access to local shops, cafes, and public transport options, making it an excellent choice for commuters.

ENTRANCE HALL: 13' 01" x 4' 00" (3.99m x 1.22m)

Laminated flooring, radiator, and entry phone.

LOUNGE: 12' 04" x 10' 03" (3.76m x 3.12m)

Laminated flooring, double glazed window to the side and rear aspect, radiator.

KITCHEN: 10' 08" x 7' 00" (3.25m x 2.13m)

Double-glazed window to rear aspect, wall and floor standing units, stainless steel sink mixer tap, electric hob, electric oven, gas central heating boiler, fitted microwave, fitted fridge freezer, fitted washing machine, part tiled walls, tiled flooring, radiator, spot lights.

BATHROOM: 9' 09" x 5' 01" (2.97m x 1.55m)

Double-glazed window to rear aspect, spot-lights, low-level flush water closet, tiled walls, tiled flooring, radiator, shelving, double walk-in shower, wash hand basin with mixer tap in vanity unit, and mirrored cabinet.

BEDROOM: 9' 09" x 5' 01" (2.97m x 1.55m)

laminated flooring, double-glazed window to rear aspect, radiator, storage cupboard

COMMUNAL GARDEN

Lawn

PARKING BAY

PRIVATE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Park Road, East Barnet EN4

SECOND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA - 401 sq.ft. (37.2 sq.m.) approx.
 These dimensions are for the internal area of the property and do not include the area of the external walls, roof, or any other structures. The dimensions are for the internal area of the property and do not include the area of the external walls, roof, or any other structures. The dimensions are for the internal area of the property and do not include the area of the external walls, roof, or any other structures.