



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BARNET



Mantlestates.com



estates.com



**Asking Price £285,000**

**TENURE : LEASEHOLD**

**Park Road, East Barnet EN4**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**TOP FLOOR**

**COMMUNAL GARDENS**

**WELL PRESENTED**

**QUIET LOCATION**

**PRIVATE 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 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)

Laminate flooring, double-glazed window to rear aspect, laminated flooring, 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	68	76
EU Directive 2002/91/EC		

Address: Park Road, East Barnet EN4

**Mantlestates**

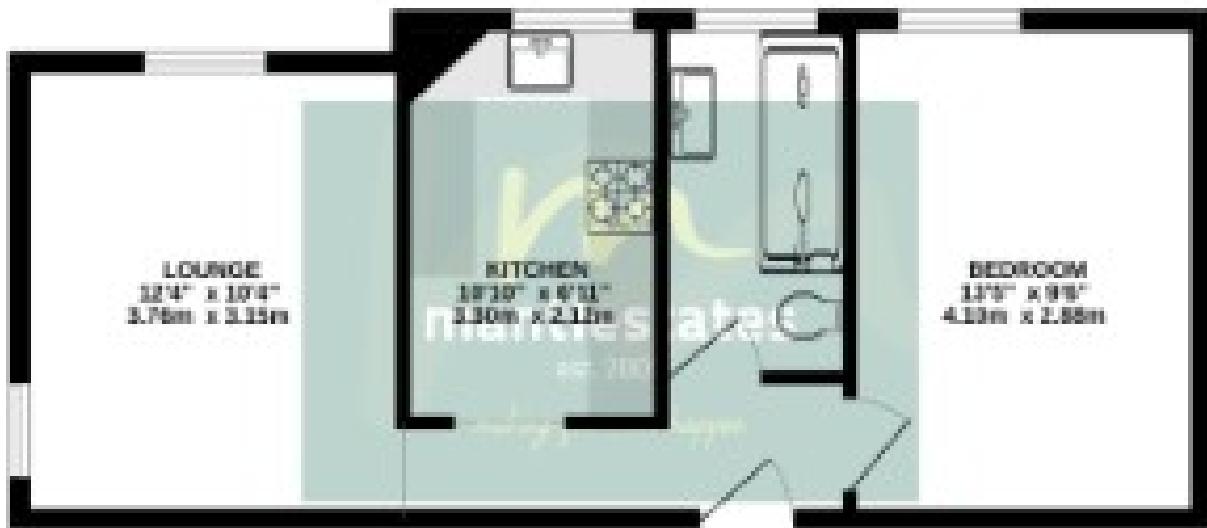
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SECOND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.  
Please note that whilst every care has been taken in the preparation of these floor plans, measurements are approximate. The floor plan is for guidance purposes only, may not be to scale and should not be relied upon as containing accurate architectural information. The dimensions and positions of fixtures, fittings and other items are approximate only. The areas shown are net areas (internal). The floor plan is copyright of Mantlestates Ltd. 2013. All rights reserved.