



VERNON CRESCENT, EAST BARNET, EN4

A Recently Refurbished and Well Proportioned 2 Double Bedroom First Floor Purpose Built Maisonette with Spacious Lounge, Modern Fitted Kitchen & Fully tiled Bathroom, in a Quiet Residential Turning with the benefit of It's Own Garden to the Rear.
Situating close to Cockfosters & East Barnet and Their Local Travel, Shopping and Restaurant Amenities.
Available to rent on Unfurnished basis Immediately, Subject to Satisfactory References.



ACCOMMODATION

* NEWLY REFURBISHED * ENTRANCE HALL * SPACIOUS LOUNGE * MODERN FITTED KITCHEN *
2 DOUBLE BEDROOMS * MODERN FULLY TILED BATHROOM * OWN REAR GARDEN *

* SERVICES: NEW GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *
* AVAILABLE ON AN UNFURNISHED BASIS * SUBJECT TO REFERENCES *

PRICE: £1,750 PCM PCM

ENTRANCE

UPVC Front door with multipoint locking system into entrance hall with freshly carpeted stairs upto the first floor landing. Neutrally decorated walls, spotlights & a radiator.



RECEPTION 16'4 x 12'4 (4.98m x 3.76m)

Large Double Glazed Window to rear, Freshly carpeted with Neutrally decorated walls, spotlights, radiator and a Feature electric fireplace. Large opening from Reception into Kitchen.



RECEPTION (Pic 2)



KITCHEN 10'4 x 9'9 (3.15m x 2.97m)

Dual Aspect kitchen with Newly fitted Modern Grey Gloss Wall & Base Units, Tiled Splashback, integrated Oven, Hob & Extractor Hood. Under counter Fridge, Freezer and Washing Machine.



KITCHEN (Pic 2)



BEDROOM 1 14'2 x 10'6 (4.32m x 3.20m)

Large Double Glazed Window to front, Freshly carpeted with Neutrally decorated walls, spotlights, radiator.



BEDROOM 2 12'2 x 11'6 (3.71m x 3.51m)

Large Double Glazed Window to front, Freshly carpeted with Neutrally decorated walls, spotlights, radiator and a purpose-built cupboard over the staircase.



BATHROOM 5'10 x 5'5 (1.78m x 1.65m)

Double Glazed window to side, fully tiled walls, Chrome Towel Radiator, Modern white Suite comprising Full-sized Bath with Mixer Tap, shower attachment and shower screen, WC and basin with vanity unit.



GARDEN

Own Private Rear Garden, accessed from the side of the Property with its own Brick Built Shed.

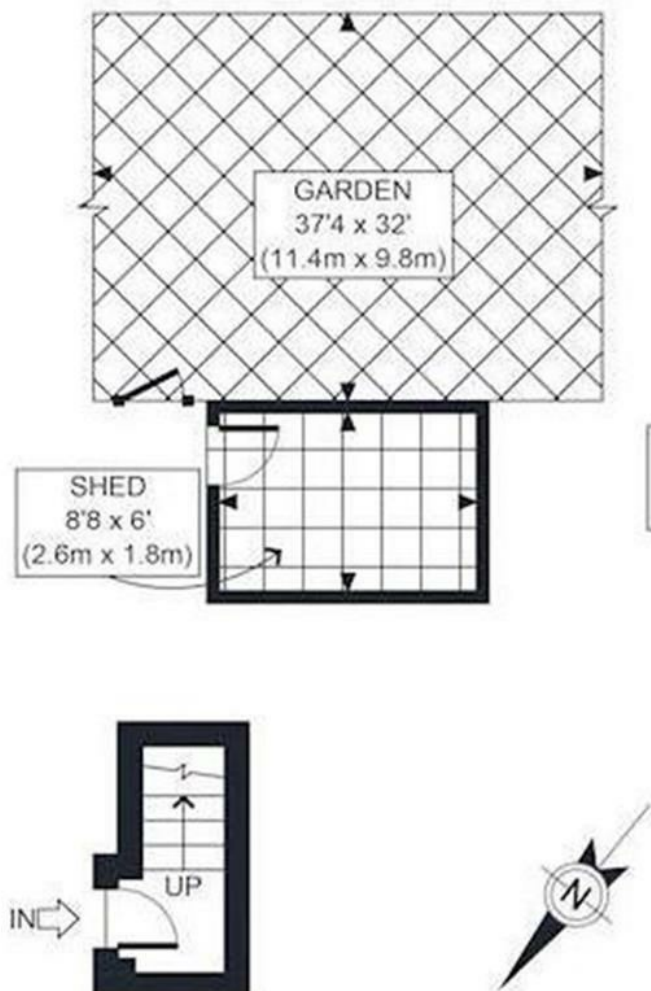


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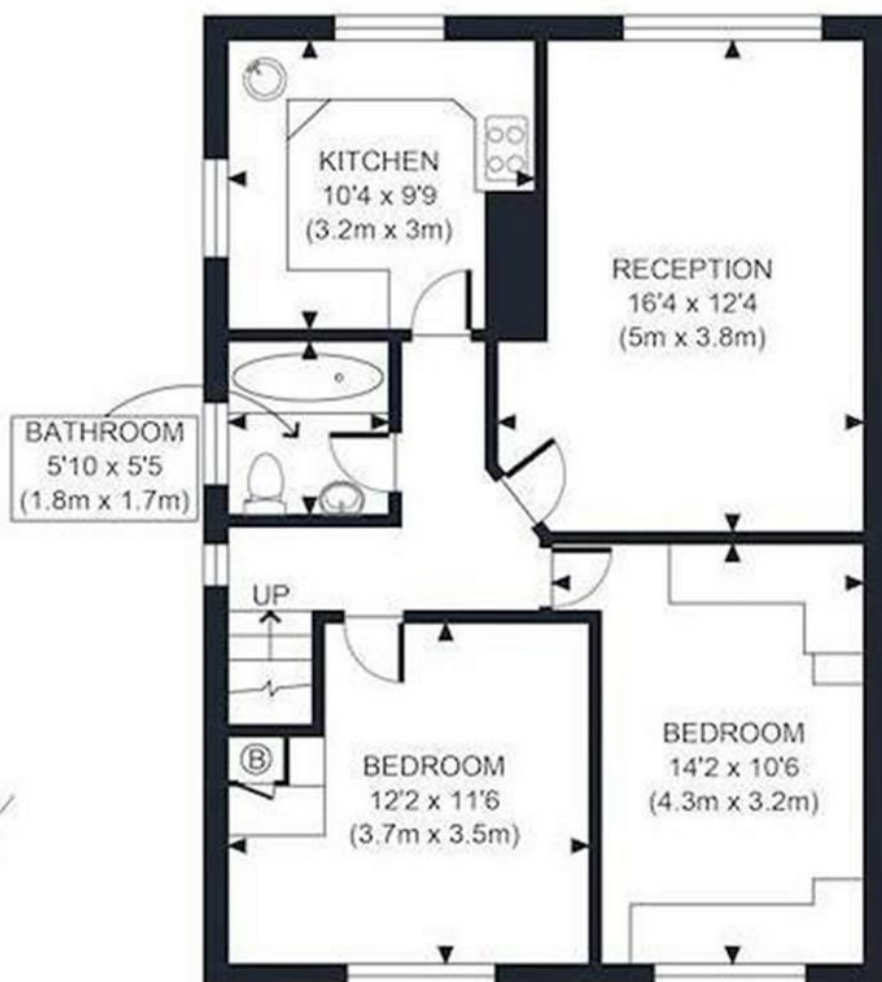
Approximate internal area 691 sqft (64 sqm)

All measurements are approximate and are for illustrative purposes only

Michael
Wright
Estate
Agents



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		76	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales			
EU Directive 2002/91/EC			

NAEA
National Association of
Estate Agents

PRS Property
Redress
Scheme

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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