



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



£490,000

TENURE : LEASEHOLD

Lawn Mansions, HIGH BARNET EN5 2HZ

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**SPACIOUS 2 DOUBLE
BEDROOM FLAT IN MANSION
BLOCK ON THE FIRST FLOOR**

**SHORT WALK TO HIGH
BARNETS SHOPPING
FACILITIES & RESTAURANTS**

**LARGE LOUNGE - HIGH
CEILINGS**

**VERY NEAR TO HIGH BARNET
TUBE STATION (Northern
Line)**

**ABUNDANCE OF ORIGINAL
FEATURES**

**ACCESS TO COMMUNAL
GARDEN**

Mantlestates

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Lawn Mansions is a two double bedroom, one bathroom, one reception flat on the first floor of a mansion block in Normandy Avenue, Barnet. The property retains a number of original features, including high ceilings, decorative cornicing, period-style fireplaces, timber flooring and traditional internal detailing. The entrance hall provides access to the principal rooms and includes built-in storage and doors leading to the reception room, kitchen, bedrooms and bathroom. The large reception room is positioned at the front of the flat and has high ceilings, timber flooring, a decorative fireplace with tiled surround, fitted shelving and built-in cabinetry. A bay window with shutters provides natural light and views towards the surrounding street and neighbouring buildings. The reception room is arranged as a sitting and living area and includes space for freestanding furniture. The kitchen is fitted with a range of light-coloured wall and base units, work surfaces, a tiled splashback and integrated appliances. It includes an electric hob, oven, microwave and dishwasher, together with space for additional appliances, recently installed FIRED EARTH Cathedral Limestone flooring, (costing just over £5k). A dining table and chairs are accommodated in the room, which also has a rear-facing window and a door providing access to the outside area. The first double bedroom has timber flooring, a traditional fireplace, fitted cupboards and a large window with shutters. The room provides space for a double bed and additional bedroom furniture. The second double bedroom is also arranged with timber flooring and includes fitted storage, a built-in wardrobe and a window overlooking the surrounding buildings and garden area. The bathroom is fitted with a bath and overhead shower, a pedestal wash basin and a WC. The walls are partly finished with white metro-style tiles, while the remaining walls are painted in a dark contrasting colour. The room also has patterned floor tiles, a heated towel rail and a frosted window. The property has a communal or shared rear garden area with lawn, mature planting, hedges and paved sections, as shown in the property details. The external area includes access steps and views towards neighbouring buildings. Parking arrangements are not specified. Lawn Mansions is situated on Normandy Avenue in High Barnet, within a short walk of High Barnet's shopping facilities and restaurants. High Barnet Underground Station is also very near the property and provides access to the Northern line. The Energy Performance Certificate records a current energy efficiency rating of 61, band D, with a potential rating of 81, band B. The environmental impact rating is currently 56, band D, with a potential rating of 82, band B. Nearby places include High Barnet shopping facilities, restaurants and High Barnet Underground Station on the Northern line.

HALLWAY: 13' 09" x 6' 07" (4.19m x 2.01m)

13'09" x 6'07" x 3'06" Wooden flooring, picture rail, cast iron radiator.

KITCHEN: 12' 07" x 11' 00" (3.84m x 3.35m)

Double glazed window to rear aspect, double glazed door to fire escape, wall and floor standing kitchen units, spot lights, Neff double oven, Neff electric hob, extractor, sunken sink, quartz work top, FIRED EARTH Cathedral Limestone flooring (costing just over £5K), plumbed dish washer.

STORAGE CUPBOARD: 3' 10" x 3' 00" (1.17m x 0.91m)

Plumbed for washing machine, gas central heating boiler.

BATHROOM: 9' 07" x 6' 01" (2.92m x 1.85m)

Sash window to rear aspect, low level flush water closet, tiled flooring, wash hand basin with mixer tap, panel bath with mixer tap and shower attachment, heated towel rail, part tiled walls.

REAR BEDROOM: 14' 01" x 12' 08" (4.29m x 3.86m)

Sash window to rear aspect with window shutter, fitted wardrobes, wooden flooring, radiator, coving to ceiling, picture rail.

LOUNGE: 18' 06" x 14' 05" (5.64m x 4.39m)

Windows to front aspect with shutters, wooden flooring, picture rail, coving to ceiling, storage cupboard, feature fire place.

FRONT BEDROOM: 12' 08" x 11' 04" (3.86m x 3.45m)

Windows to front aspect with shutters, radiator, wooden flooring, picture rail.

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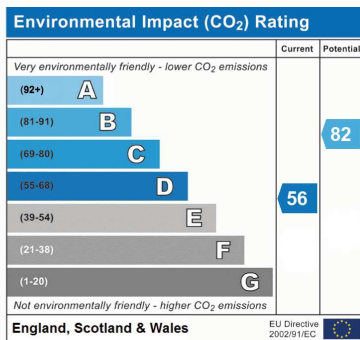
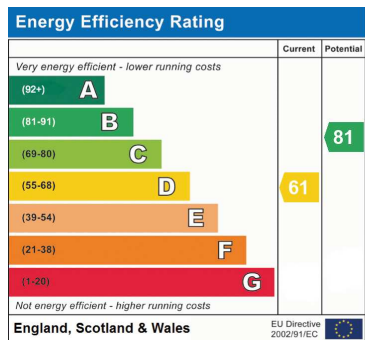
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Address: Lawn Mansions, BARNET, EN5 2HZ

Lawn Mansions Normandy Avenue, Barnet, EN5

Approximate Area = 857 sq ft / 79.6 sq m

