



£179,000

TENURE : LEASEHOLD

Shurland Avenue, EAST BARNET, EN4

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 0

**GROUND FLOOR STUDIO
FLAT**

FITTED SEPARATE KITCHEN

**VERY NEAR TO OAKLEIGH
PARK TRAIN STATION**

QUIET LOCATION

COMMUNAL GARDENS

CHAIN FREE

Mantlestates

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Located in the peaceful area of Barnet, this ground-floor studio flat offers a comfortable living space with a separate fitted kitchen. The flat is conveniently situated very near Oakleigh Park Train Station, providing excellent transport links for commuters. The property is chain-free, making it an attractive option for buyers looking for a straightforward purchase.

The flat features a well-appointed kitchen equipped with essential appliances, including an oven, hob, and washing machine, ensuring a functional and efficient cooking space. The main living area is spacious and benefits from natural light, creating a bright and airy atmosphere. The bathroom includes a shower, toilet, and sink, providing all necessary amenities.

Outside, residents can enjoy the communal gardens, offering a pleasant outdoor space for relaxation. The property is set in a quiet location, providing a peaceful environment while still being close to essential amenities and transport links.

Overall, this studio flat is an excellent opportunity for those seeking a well-located property with convenient access to public transport and local amenities.

STUDIO ROOM: 16' 00" x 12' 06" (4.88m x 3.81m)

Double-glazed window to the side aspect, wooden flooring, entry phone.

KITCHEN - STORAGE CUPBOARD: 7' 02" x 8' 03" (2.18m x 2.51m)

Double-glazed window to side aspect, wall and floor-standing kitchen units, electric hob, electric oven, stainless steel sink drainer with mixer tap, tiled flooring, part tiled walls, plumbed washing machine, storage cupboard housing hot water cylinder & cold water tank.

BATHROOM - LOBBY AREA: 6' 06" x 6' 00" (1.98m x 1.83m)

Lobby Area, door to shower room, wooden flooring, extractor, double-glazed window to rear aspect, walk-in shower cubicle with wall-mounted electric shower, tiled walls, low-level flush water closet, wash hand basin, electric wall heater.







