



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN BARNET



Mantlestates



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**Asking Price £269,950**

**TENURE : LEASEHOLD**

**Victoria Road, New Barnet EN4 9PH**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**ONE BEDROOM FLAT**

**GROUND FLOOR**

**CONVERSION**

**ULTRA MODERN**

**HIGH CEILINGS**

**ALLOCATED PARKING**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this VERY WELL PRESENTED ONE BEDROOM GROUND FLOOR CONVERTED FLAT with ULTRA MODERN FITTED KITCHEN & BATHROOM, high ceilings, laminated flooring & allocated parking. Very well located to New Barnet Train Station, shopping facilities, Gymnasium & Victoria Park. Double-glazed & gas central heating.

Lease: 133 years remaining

Ground Rent: £200.00 per annum

Service Charges: £1856 inclusive building insurance per annum

Council Tax Band: Band B £1511 per annum

**ENTRANCE HALL:** 5' 05" x 5' 07" (1.65m x 1.70m)

Laminated flooring, coving to ceiling, dado rail, storage cupboard, radiator.

**LOUNGE:** 14' 00" x 11' 02" (4.27m x 3.40m)

Double glazed windows to side aspect x 2, laminated flooring, dado rail, radiator, coving to ceiling.

**KITCHEN:** 8' 03" x 5' 02" (2.51m x 1.57m)

Double-glazed window to side aspect, laminated flooring, radiator, dado rail. wall and base kitchen units, electric oven, electric hob, extractor, stainless steel sink drainer with mixer tap, plumbed washing machine, part tiled walls.

**BATHROOM:** 5' 04" x 5' 04" (1.63m x 1.63m)

Double glazed window to side aspect, wash hand basin with mixer tap in vanity unit, heated towel rail, mirrored cabinet, low-level flush water closet, panel bath with mixer tap and shower attachment, spotlights, extractor, laminated flooring.

**BEDROOM:** 13' 03" x 11' 04" (4.04m x 3.45m)

(13'03" into bay x 11'04") Double glazed bay window to front aspect, dado rail, laminated flooring, radiator, coving to ceiling.

**OUTSIDE SPACE:**

Allocated parking.

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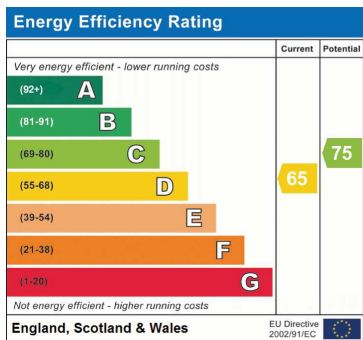
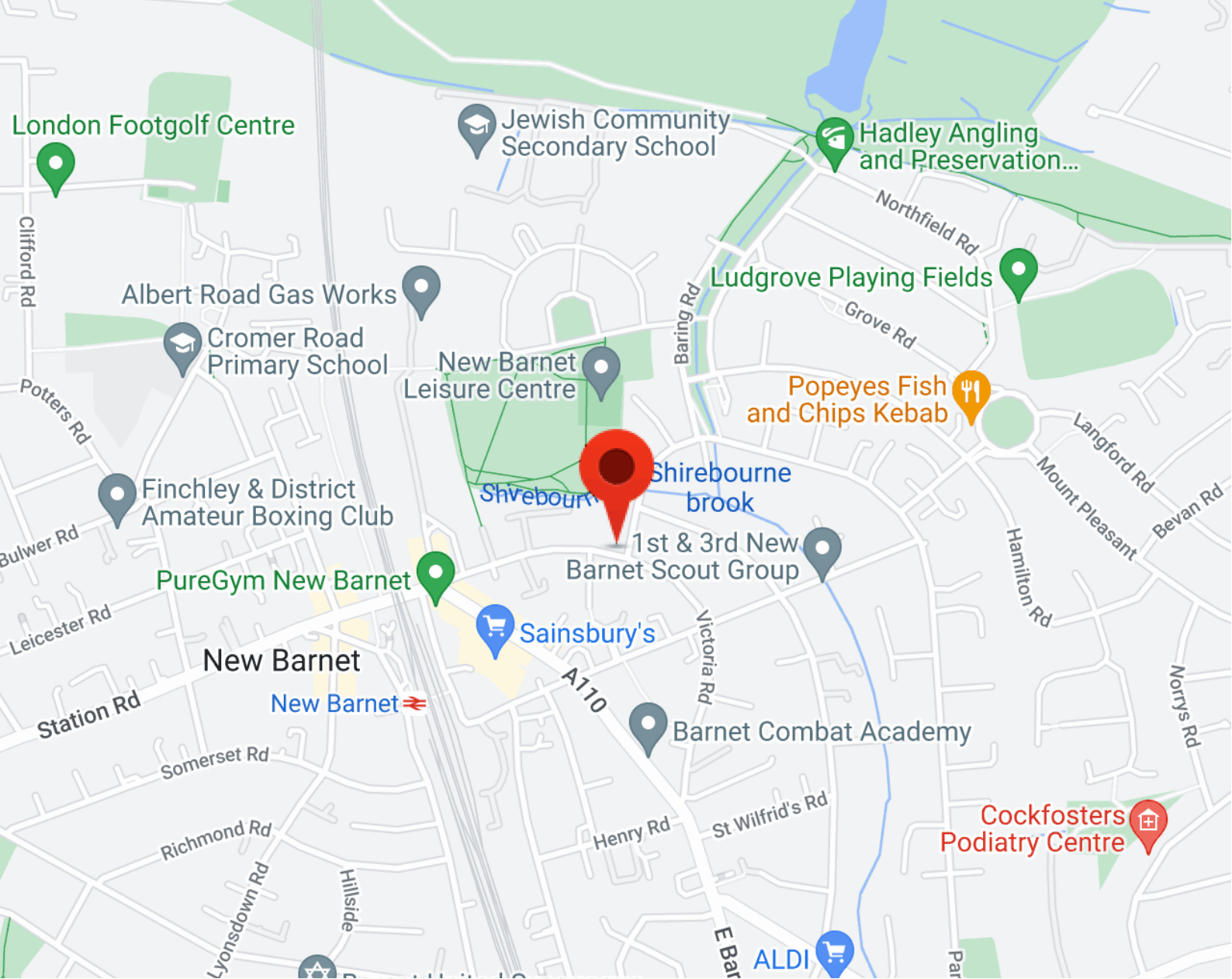


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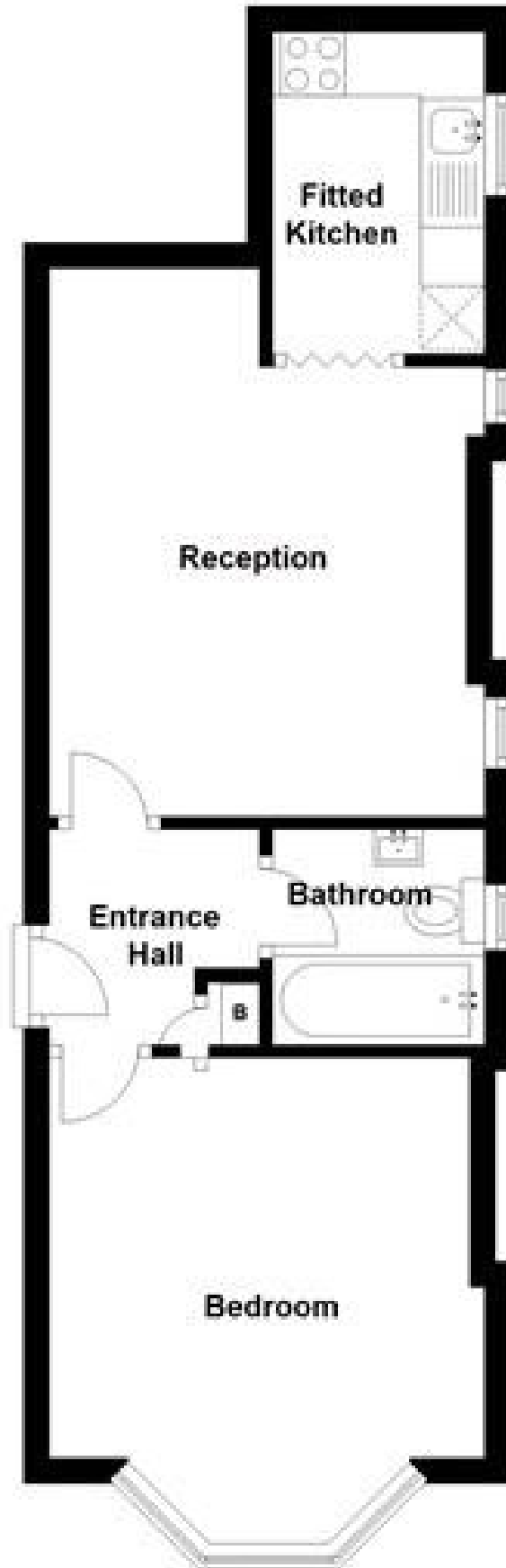
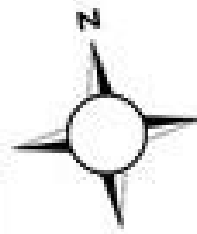
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# Ground Floor



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