



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£2,275 pcm**

**New Park Avenue, Palmers Green N13**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

**WELL PRESENTED 3  
BEDROOM END OF  
TERRACED HOUSE**

**WOODEN FLOORING**

**MODERN FITTED KITCHEN  
WITH APPLIANCES**

**2 BATHROOMS**

**QUARTZ WORK TOP**

**DOUBLE GLAZED - GCH**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



VERY WELL PRESENTED 3 BEDROOM end of terraced house. Boasting a MODERN KITCHEN with appliances, 2 bathrooms, through lounge, garage & off-street parking. NEWLY DECORATED, Double glazed & GCH. Wooden Flooring. Easy Access to Palmers Green/Winchmore Hill & Enfields shopping facilities.

**PORCH:**

Double-glazed front door.

**ENTRANCE HALL:**

Wooden flooring, radiator, under-stairs storage cupboard.

**THROUGH-LOUNGE:** 30' 09" x 11' 00" (9.37m x 3.35m)

THROUGH LOUNGE: 30'09" x 11'00" > 10'06" > 8 '00" Semi bay double glazed window to front aspect, double glazed doors to garden, wooden flooring, radiators x 2.

**KITCHEN-DINER:** 9' 05" x 16' 03" (2.87m x 4.95m)

KITCHEN DINER: 6'09" x 6'00" < 9'05" x 10.02 < 16.03" Double glazed window to rear aspect, double glazed door to garden, wall, and floor standing units, quartz worktop, spotlights, double sink with mixer tap, fitted dishwasher, electric hob, extractor, electric oven, fitted microwave, fitted fridge freezer, tiled floor, radiator.

**LOBBY:**

Washing machine, tiled walls, tiled floor.

**GROUND FLOOR BATHROOM:** 7' 00" x 6' 09" (2.13m x 2.06m)

Double glazed window to side aspect, bath with side door and shower attachment, wash hand basin in vanity unit with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor, spotlights.

**GARAGE:**

Radiator, lighting, power points.

**LANDING:**

Double glazed window to side aspect, carpet, loft access.

**SHOWER ROOM**

Double-glazed window to rear aspect, walk-in shower, low-level flush water closet, heated towel rail, extractor, tiled walls, tiled flooring, and spotlights.

**REAR BEDROOM:** 12' 03" x 10' 05" (3.73m x 3.17m)

Double glazed window to rear aspect, wooden flooring, radiator.

**FRONT BEDROOM:**

Double-glazed window to front aspect, wooden flooring, radiator.

**FRONT BEDROOM:** 9' 01" x 6' 00" (2.77m x 1.83m)

Double-glazed window to front aspect, wooden flooring, radiator.

**GARDEN:**

Paving slabbed.

**FRONT:**

Off-street parking for one car

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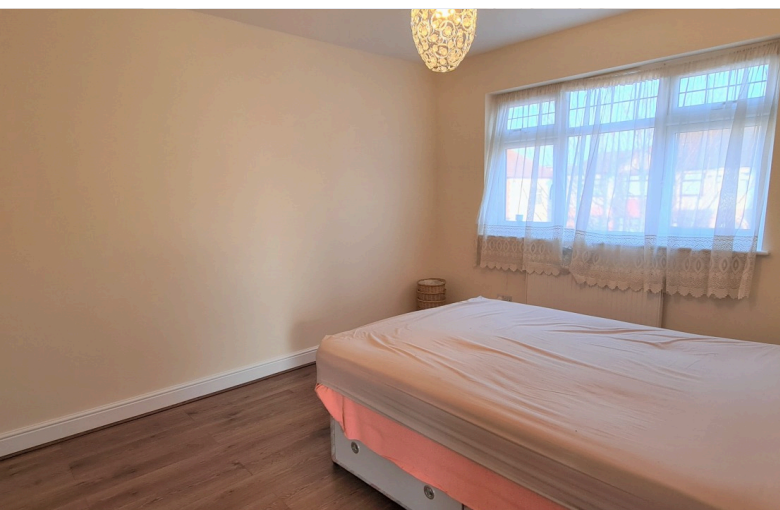
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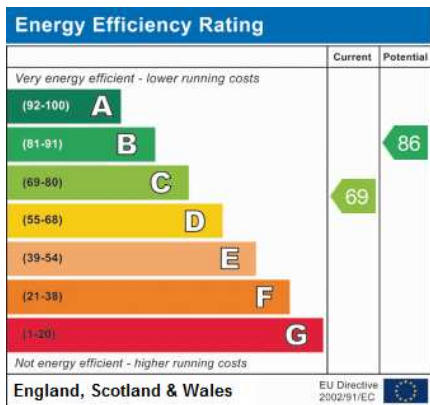






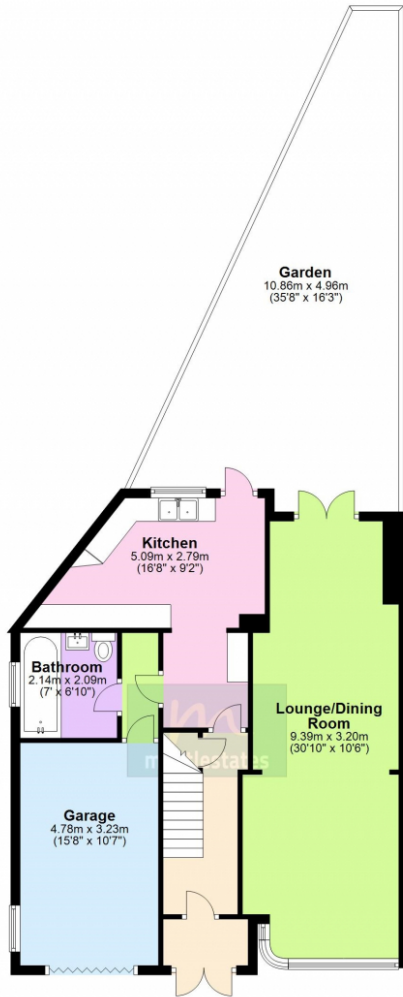






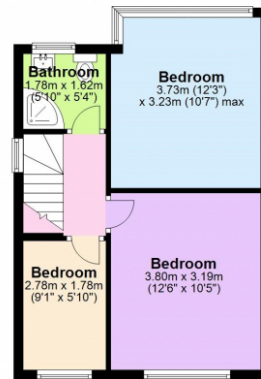
### Ground Floor

Main area: approx. 75.5 sq. metres (812.7 sq. feet)  
Plus garden: approx. 36.8 sq. metres (395.9 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Main area: Approx. 112.6 sq. metres (1211.7 sq. feet)  
Plus garden: approx. 36.8 sq. metres (395.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.