



 **1**
Bedroom

 **1**
Bathroom



Mantlestates are please to offer this ONE BEDROOM DUPLEX MAISONETTE ON GROUND & LOWER GROUND FLOOR with 2 Receptions & SHARE of FREEHOLD. The prperty is double glazed & GCH with potential to convert to a 2 bedroom maisonette STPP. Very well loctaed to East & New Barnet's shopping facilities. Offered CHAIN FREE.

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RECEPTION: *4.59m x 3.38m (15.06ft x 11.09ft)*

15'06" x 11'09" > 2'04" Double glazed door to front aspect, double glazed windows to front aspect x 2, carpet, coving to ceiling, sunken spotlights, storage cupboards, double radiators x 2.

KITCHEN/DINER: *18'01" x 8'04" < 14'00"*

Double glazed window to side aspect, double glazed window to rear aspect, wall, and floor standing kitchen units, sink drainer with mixer tap, gas hob, electric oven, extractor, laminated flooring, part tiled walls, plumbed for washing machine, coving to ceiling, sunken spotlights, double radiator.

STAIRS TO LOWER GROUND:

Carpeted.

LOWER GROUND RECEPTION: *3.96m x 2.13m (12.99ft x 6.99ft)*

Carpet, coving to ceiling, double radiator, walk-in-storage cupboard.

BATHROOM: *2.45m x 1.54m (8.04ft x 5.05ft)*

7'01" < 8'05 x 5'06 Extractor, panel bath with mixer tap & shower attachment, tiled flooring, tiled walls, wash hand basin with mixer tap, low-level flush water closet, heated towel rail.

BEDROOM: *5.18m x 2.76m (16.99ft x 9.06ft)*

17'00" x 9'06" > 7'06" Double glazed window to rear aspect, double radiator, carpet, coving to ceiling.



£325,000

Brookhill Road, East BARNET, EN4

