



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£325,000**

**TENURE : SHARE OF  
FREEHOLD**

**Brookhill Road, East BARNET, EN4**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 2**

**1 BEDROOM GROUND &  
LOWER GROUND  
MAISONETTE**

**TWO RECEPTIONS**

**SPACIOUS FITTED  
KITCHEN/DINER**

**DOUBLE GLAZED & GCH**

**VERY WELL LOCATED TO  
EAST & NEW BARNETS  
SHOPPING FACILITIES &  
TRANSPORT**

**POTENTIAL TO CONVERT TO  
2 BEDROOM PROPERTY STPP**

**Mantlestates**

**2A Church Hill Road, East Barnet, EN4 8TB  
info@mantlestates.com | 0208 275 1555**

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



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

**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.





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