



**£1,250 pcm**

**Mutton Lane, Potters Bar, EN6**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**MODERN ONE BEDROOM  
SPLIT LEVEL FLAT**

**DOUBLE GLAZED**

**MODERN FITTED KITCHEN &  
BATHROOM**

**GAS CENTRAL HEATING**

**SHOWER ROOM**

**NEAR TO SHOPPING  
FACILITIES**

**Mantlestates**  
2A Church Hill Road, East Barnet, EN4 8TB  
[info@mantlestates.com](mailto:info@mantlestates.com) |

0208 275 1555





Mantlestates are pleased to offer this One Bedroom Split Level Flat. Laminated flooring, double glazed & gas central heating. Very well located to Tesco & local shopping facilities & restaurants. Easy access to Potters Bar train Station & M25. The property will be available beginning June 2023 and is available furnished.

**BEDROOM:** 16' 00" x 9' 04" (4.88m x 2.84m)

Double glazed window to front aspect, wardrobes, radiator, double bed.

**SHOWER ROOM:** 8' 04" x 7' 04" (2.54m x 2.24m)

Double-glazed window to front aspect, walk-in shower, low-level flush water closet, heated towel rail, tiled floor.

**KITCHEN/DINER:** 16' 00" x 10' 08" (4.88m x 3.25m)

Double glazed window to rear aspect x 2, wall and base units, electric oven, electric hob, extractor, stainless steel sink mixer tap, laminated flooring.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Mutton Lane, Potters Bar, EN6

**Mantlestates**  
 2A Church Hill Road, East Barnet, EN4 8TB  
[info@mantlestates.com](mailto:info@mantlestates.com) |

0208 275 1555



