



Offers in the region of £250,000
Shurland Avenue, East Barnet EN4



1

Bedroom



1

Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |
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Mantlestates are pleased to present this **NEATLY PRESENTED ONE BEDROOM GROUND FLOOR FLAT** with **LONG LEASE, ALLOCATED PARKING & Communal gardens**. The property is very near to Oakleigh Park Train Station with easy access to Kings Cross & Moorgate via Finsbury Park. Short walk to East Barnets Shopping Facilities, Coffee Shops & Oak Hill Park.

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ENTRANCE HALL: 5' 09" x 3' 07" (1.75m x 1.09m)

Entry phone, carpet.

LOUNGE: 15' 07" x 9' 07" (4.75m x 2.92m)

Double-glazed window to rear aspect, carpet, storage heater.

KITCHEN: 10' 02" x 6' 07" (3.10m x 2.01m)

Double glazed window to rear aspect, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, plumbed for washing machine, gas hob, electric oven, extractor. STORAGE CUPBOARD: 1'08" x 2'02" STORAGE CUPBOARD: 4'02" x 2'02" housing hot water cylinder & cold water tank.

BATHROOM: 5' 07" x 6' 07" (1.70m x 2.01m)

Low-level flush water closet, wash hand basin with mixer tap in vanity unit, mirrored bathroom cabinet, panel bath, extractor, part tiled walls, heated towel rail.

BEDROOM: 12' 08" x 9' 07" (3.86m x 2.92m)

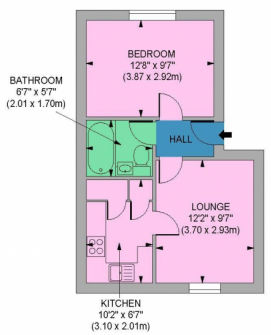
Double-glazed window with secondary glazing to the front aspect, carpet, storage heater.



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**SHURLAND AVENUE,
EAST BARNET, EN4 8DD**
Approximate Gross Internal Floor Area
375 sq.ft / 34.84 sq.m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
info@carters-surveyingservices.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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