



 2
Bedrooms

 1
Bathroom



Mantlestates are pleased to offer this 2 BEDROOM GROUND FLOOR flat located in a quiet location. Boasting good sized bedrooms, double glazed & gas central heating. Conveniently located to Russell Lanes, Hampden Square shopping facilities and local bus routes. The property is accessible to Southgates & Whetstones Shopping facilities, Restaurants & transport links. OFFERED CHAIN FREE.

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ENTRANCE HALL: 8' 02" x 4' 10" (2.49m x 1.47m)

(8'02" x 4'10") x (14'05" x 3'06") Carpet, coving to ceiling, single radiator.

LOUNGE: 21' 06" x 10' 06" (6.55m x 3.20m)

Double glazed door to Juliet balcony, double glazed window to side aspect, carpet, feature fireplace with tiled inserts & gas burner, coving to ceiling, single radiator x 2.

KITCHEN: 8' 02" x 11' 03" (2.49m x 3.43m)

Double glazed window to side aspect, wall, and floor standing kitchen units, gas grill, fitted microwave, gas central heating boiler, plumbed for dishwasher & washing machine, sink drainer with mixer tap, gas hob, part tiled walls, extractor.

BATHROOM: 7' 04" x 5' 00" (2.24m x 1.52m)

Double glazed window to side aspect, double radiator, carpet, low-level flush water closet, panel bath with mixer tap, wash hand basin, part tiled walls.

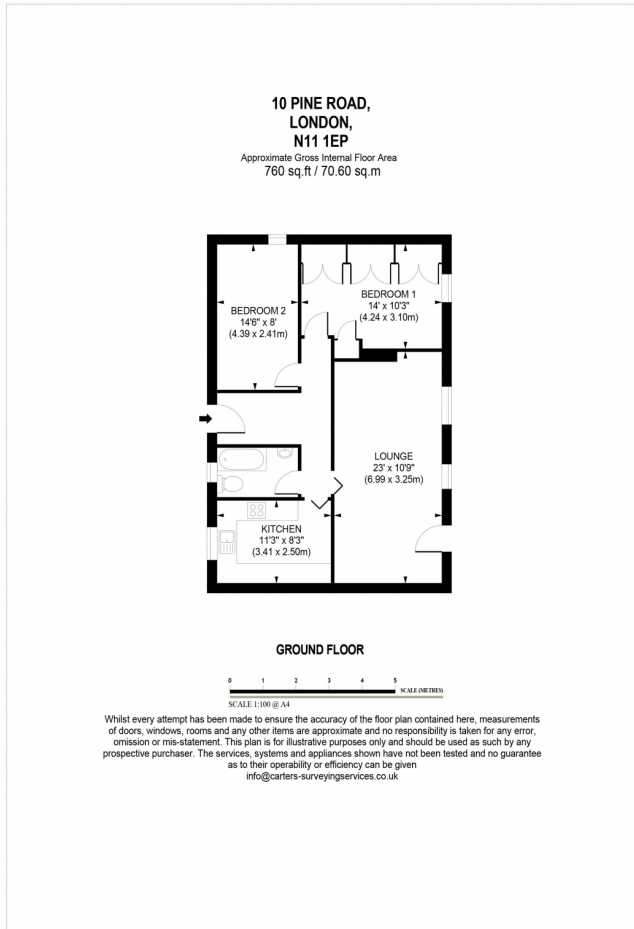
BEDROOM (1): 13' 10" x 10' 00" (4.22m x 3.05m)


Double glazed window-to-side aspect, wall-to-wall fitted wardrobes, carpet, single radiator. STORAGE CUPBOARD: 1'10" x 2'09"

BEDROOM (2): 14' 04" x 8' 00" (4.37m x 2.44m)

Double glazed window to front aspect, carpet, coving to ceiling, double radiator.

EXTERNAL STORAGE CUPBOARD: 7' 06" x 3' 06" (2.29m x 1.07m)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(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 	

Address: Pine Road, New Southgate, London N11

