



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£329,950

TENURE : LEASEHOLD

Pine Road, New Southgate, London N11

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM GROUND FLOOR
FLAT**

DOUBLE BEDROOMS

LOUNGE WITH DINING AREA

SET IN QUIET LOCATION

**DOUBLE GLAZED & GAS
CENTRAL HEATING**

**CONVENIENTLY LOCATED TO
RUSSEL LANE & HAMPDEN
SQUARES LOCAL SHOPPING
FACILITIES**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

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



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.

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)

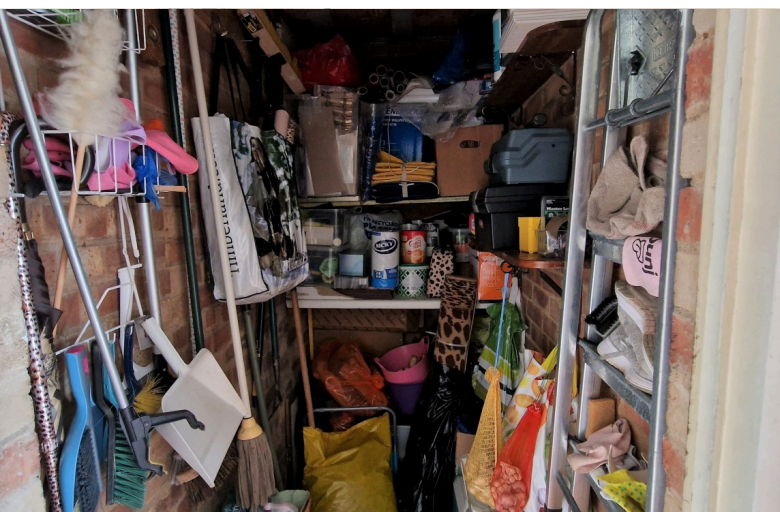
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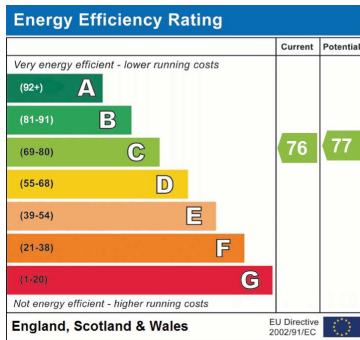






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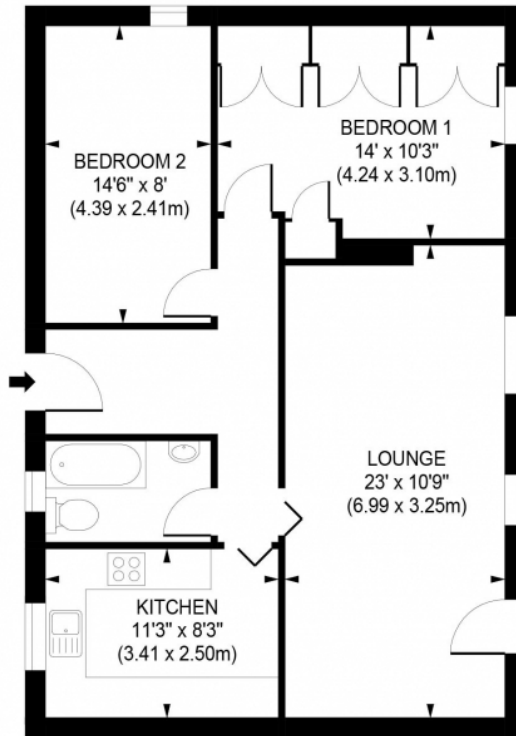




Address: Pine Road, New Southgate, London N11

**10 PINE ROAD,
LONDON,
N11 1EP**

Approximate Gross Internal Floor Area
760 sq.ft / 70.60 sq.m



GROUND FLOOR



SCALE 1:100 @ A4

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
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