



**£1,700 pcm**

**Edgeworth Court, EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Communal Balcony**

**Unfurnished**

**Breakfast Bar**

**Double Glazing**

**Modern finishing**

**AVAILABLE NOW**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to present this top-floor apartment within a well-maintained purpose-built block. This generously sized two double-bedroom apartment benefits from a modern finish throughout, double glazing, gas central heating, and a stylish kitchen that features a breakfast bar. The apartment is conveniently located for local amenities and New Barnet overground station is within walking distance.

The apartment is offered to the market unfurnished AVAILABLE NOW.

#### **ENTRANCE HALL**

Wood flooring.

#### **KITCHEN** 11' 05" x 8' 08" (3.48m x 2.64m)

Double glazed window, gas hob, electric oven, extractor, range of fitted wall & base units, part tiled walls, tiled floor, sink, with mixer tap. Breakfast bar.

#### **RECEPTION** 16' 04" x 11' 12" (4.98m x 3.66m)

2 double-glazed windows, wood floor, double radiator, fireplace.

#### **BEDROOM** 12' 08" x 12' 01" (3.86m x 3.68m)

2 double-glazed windows, carpet, spotlights.

#### **BEDROOM** 11' 11" x 9' 05" (3.63m x 2.87m)

Double glazed window, carpet, spotlights.

#### **BATHROOM**

2 double-glazed windows, tiled walls, tiled floor, low-level flush w/c, panel bath with mixer tap & shower attachment, wash hand basin with mixer tap.

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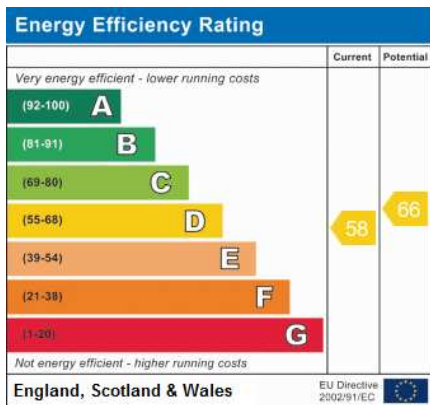
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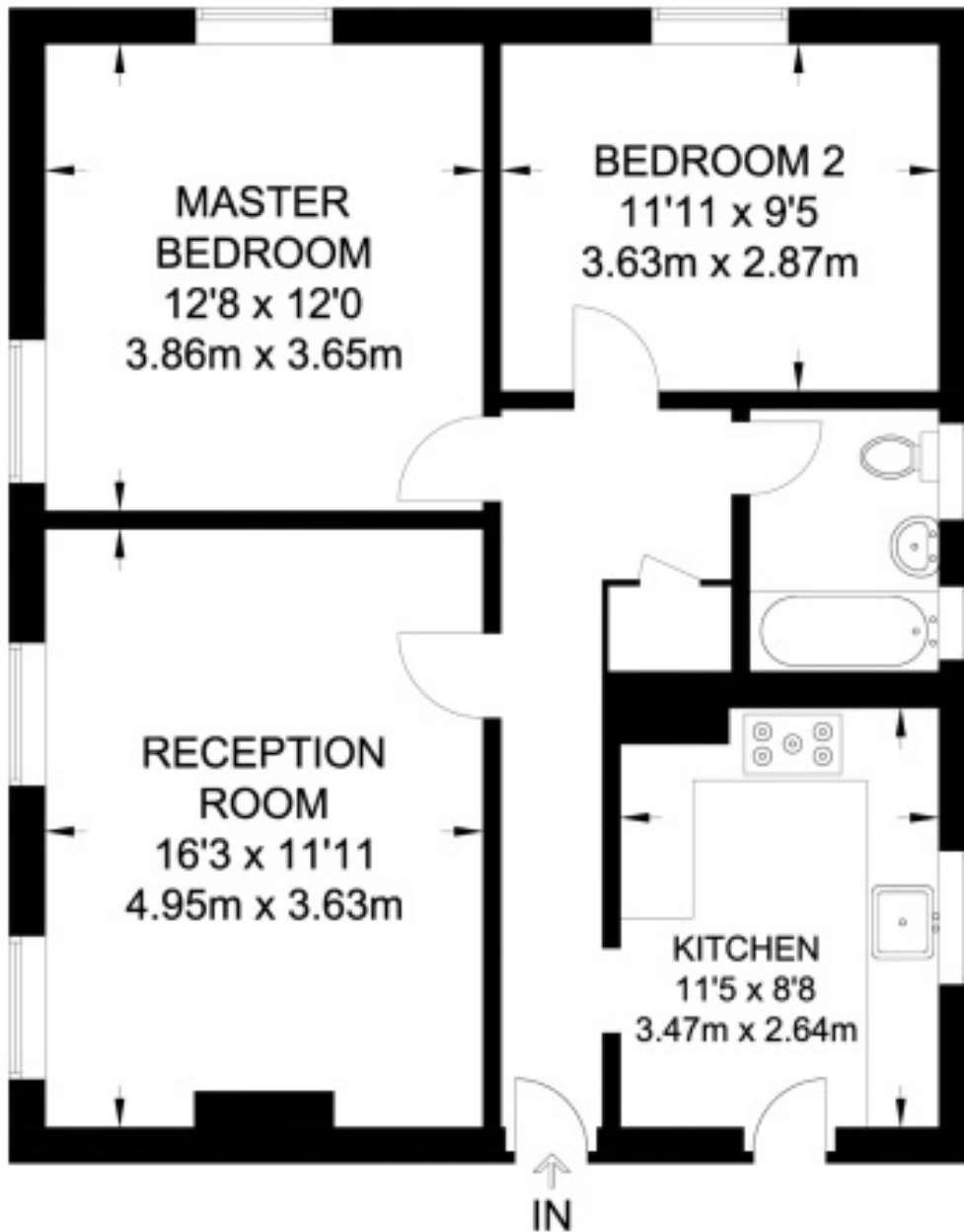
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**SECOND FLOOR**  
**APPROXIMATE GROSS INTERNAL AREA**  
**714 SQ FT / 66.3 SQ M**