



BRITISH  
PROPERTY  
AWARDS

2021



GOLD WINNER

ESTATE AGENT  
IN BARNET



**£385,000**

**TENURE : LEASEHOLD**

**Edgeworth Road, New Barnet EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM TOP FLOOR  
FLAT**

**DOUBLE GLAZED**

**KITCHEN WITH BREAKFAST  
BAR**

**GAS CENTRAL HEATING**

**ACCESS TO COMMUNAL  
BALCONY**

**LARGE LOUNGE**

**Mantlestates**

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

info@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, Private balcony and communal gardens. The apartment is conveniently located for local amenities and the New Barnet overground station & Cockfosters Tube are within walking distance along side many green open spaces. Offered CHAIN FREE.

#### **ENTRANCE HALL**

Wood flooring.

#### **KITCHEN** 11.05ft x 8.08ft (3m x 2m)

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** 16.04ft x 11.12ft (5m x 3m)

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

#### **BEDROOM** 12.08ft x 12.01ft (4m x 4m)

2 double glazed windows, carpet, spotlights.

#### **BEDROOM** 11.11ft x 9.05ft (3m x 3m)

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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