

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

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**St Wilfrids Road, New Barnet, Herts, EN4**

1-2 bedroom chain free flat for sale - Offers in excess of £300,000

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<https://mantlestates.com/>

**Description:**

Mantlestates are pleased to present this 1-2 BEDROOM DUPLEX CONVERSION on the first and second floor. Located on QUIET ROAD. The property is located on a quiet road with easy access to New Barnet train station and easy access to SHOPPING FACILITIES. Offered CHAIN FREE.

Reception: 13'00 x 9'05

Picture window to front aspect, single radiator, laminate floor, under stair storage cupboard, cupboard housing Worcester boiler, coving to ceiling, stairs leading up to loft.

Door to kitchen...

Kitchen: 7'00 x 5'09

Picture window to front aspect, range of fitted wall and base units, stainless steel sink drainer with mixer tap, plumbed for washing machine, roll edge work surface, built in gas job and oven, part tiled walls.

Bathroom / W/C

Panel bath with wall mounted shower, wash hand basin with vanity unit and mixer tap, extractor, heated towel rail, part tiled walls.

**Mantlestates**

2A Church Hill Road

East Barnet

EN4 8TB

[info@mantlestates.com](mailto:info@mantlestates.com)

020 827 51555



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Bedroom: 12'09 x 9'06

Double glazed window to rear aspect, single radiator, laminate floor.

Bedroom in loft: 15'04 max to eaves x 8'04 minimum

2 skylight window, carpet, storage cupboard in eaves, sunken spotlights.

Exterior:

Own section of front garden, paved, shared driveway for up to 3 cars.

92 YEARS LEFT ON LEASE

£1000 PER YEAR GROUND RENT, SERVICE CHARGE AND BUILDING INSURANCE.

**Features:**

1-2 BEDROOM FLAT IN CONVERTED BLOCK  
CATCHMENT TO POPULAR SCHOLS  
SPREAD ACROSS THE 1ST AND 2ND FLOOR

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SHARED DRIVEWAY FOR UP TO 3 CARS

EASY ACCESS TO NEW BARNET OVERGROUND

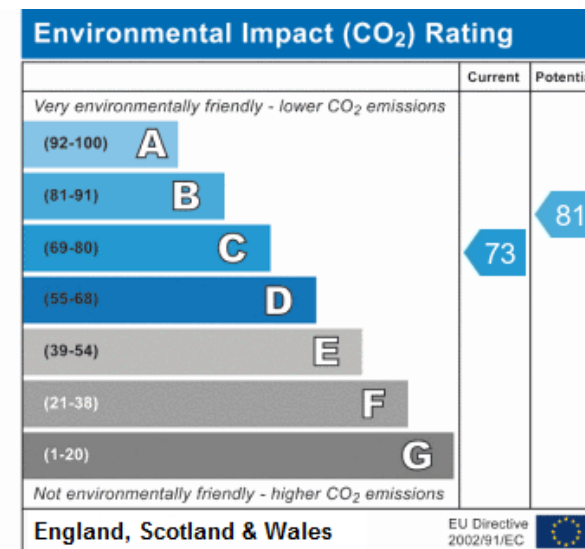
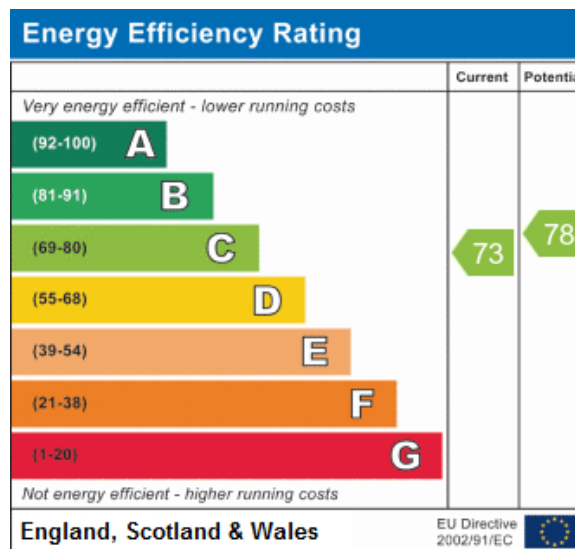
STATION

EASY ACCESS TO NEW BARNET SHOPS, RESTURANTS  
AND AMENITIES

OWN PART OF FRONT GARDEN

CLOSE TO LOCAL BUS LINKS

QUIET ROAD



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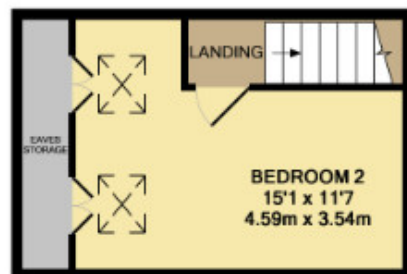
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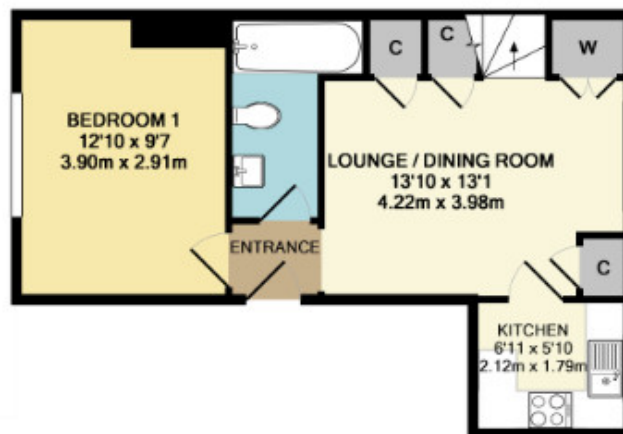
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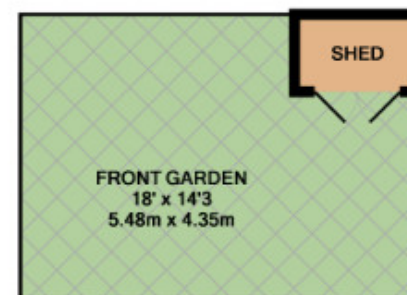
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2ND FLOOR  
APPROX. FLOOR  
AREA 205 SQ.FT.  
(19.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 20 SQ.FT.  
(1.8 SQ.M.)

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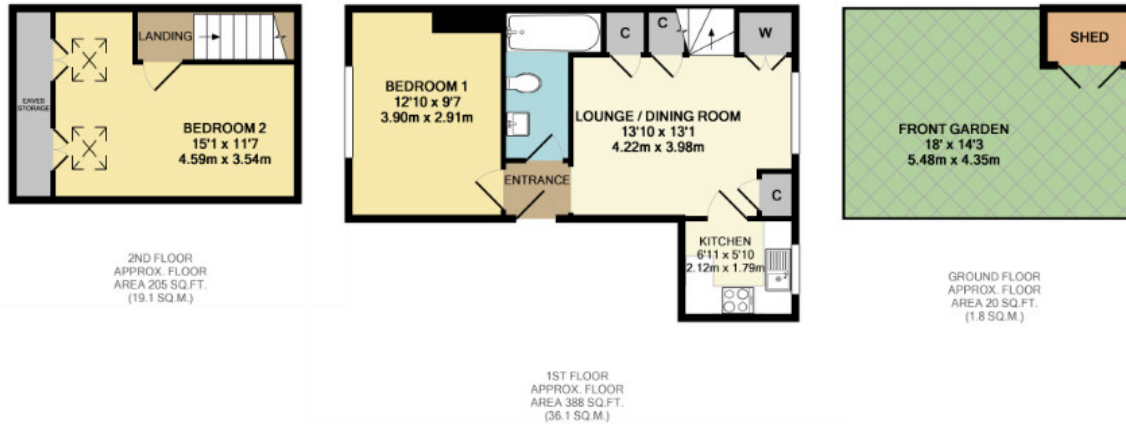




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Category :Property for sale

Use this agent code below

**MANTLE**

(or)



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