



£1,700 pcm  
Crescent Road, East Barnet EN4



 2  
Bedrooms

 1  
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |  
office@mantlestates.com

0208 275 1555



Mantlestates are pleased to offer this well-presented and spacious 2-DOUBLE BEDROOM GARDEN flat. Located within minute's walk to East Barnets Shopping facilities & transport links. Fully double glazed, gas central heating & fitted kitchen. Available END JUNE.

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**ENTRANCE HALL** 10' 00" x 5' 04" (3.05m x 1.63m)

**FIRST FLOOR LANDING** 14' 00" x 5' 04" (4.27m x 1.63m)

Double-glazed window to the rear aspect, radiator, carpet, and plumbing for washing machine.

**BATHROOM** 6' 07" x 6' 02" (2.01m x 1.88m)

Double glazed window to the rear aspect, panel bath with mixer tap & shower attachment, wash hand basin, low-level flush w/c, part tiled walls, laminate flooring, heated towel rail.

**KITCHEN** 10' 00" x 7' 02" (3.05m x 2.18m)

Double glazed window to the side aspect, wall & base units, gas hob, electric oven, dishwasher, sink with mixer tap, fridge/ freezer, part tiled walls, laminate floor.

**FRONT BEDROOM** 12' 10" x 10' 10" (3.91m x 3.30m)

Sash double-glazed window to the front aspect, wood floor, coving to ceiling, radiator.

**LOUNGE** 11' 00" x 14' 00" (3.35m x 4.27m)

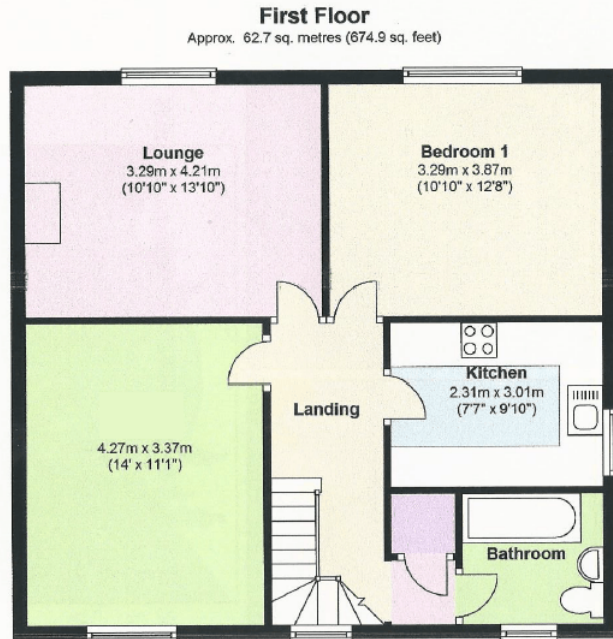
Sash double-glazed window to the front aspect, wood floor, coving to ceiling, radiator.

**REAR BEDROOM** 12' 00" x 11' 06" (3.66m x 3.51m)

Double glazed window to the rear aspect, carpet, radiator, coving to ceiling.



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Total area: approx. 62.7 sq. metres (674.9 sq. feet)

"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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser."  
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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