

# MAUNDER TAYLOR

FOR SALE

FIRST FLOOR, TWO BEDROOM FLAT



## WESTERN MANSIONS, GREAT NORTH ROAD, BARNET EN5

A purpose built, first floor two bedroom flat. Situated in a mixed use parade of commercial properties with residential accommodation above. Located almost adjacent to the *Everyman Cinema*, and within approximately half a mile of High Barnet Underground Station (Northern Line). Bus services pass along the Great North Road to the front of the property.

The property is offered for sale chain free – please contact Maunder Taylor to arrange a viewing.

### FEATURES AND ACCOMMODATION

TWO BEDROOMS • RECEPTION • KITCHEN • BATHROOM  
DOUBLE GLAZING • CENTRALLY HEATED

**£299,950 LEASEHOLD – CHAIN FREE**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - [www.maudertaylor.co.uk](http://www.maudertaylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR

Street door opening to common entrance hallway (via intercom) with stairs rising to first floor landing, and front door opening to:

## Entrance Hallway

With electricity meter and fuses, entry phone, storage cupboard and doors opening to:

## Room One 4.27 m x 3.12 m (14' x 10'3)

Radiator, polished wood floor, decorative coving, double glazed window to front.

## Room Two (L Shaped)

3.66 m max x 3.58 m (12' x 11'9) max overall dimensions

Radiator, polished wood floor, decorative coving, double glazed window to rear.

## Room Three 3.35 m x 2.43 m (11' x 8')

Radiator, polished wood floor, decorative coving, double glazed window to front.

## Kitchen 2.51 m x 2.06 m (8'3 x 6'9) max

Fitted range of wall and base units with worktop, gas cooker point, space and plumbing for washing machine, space for upright fridge freezer, wall mounted central heating boiler, tiled splash back, double glazed window to rear.

## Bathroom 2.52 m x 1.40 m (8'3 x 4'6)

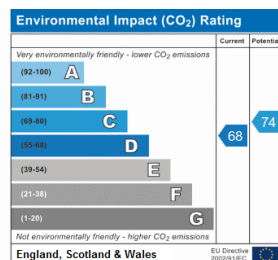
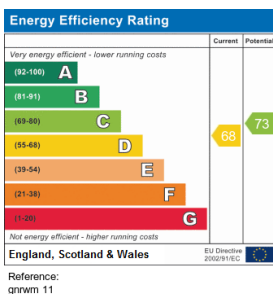
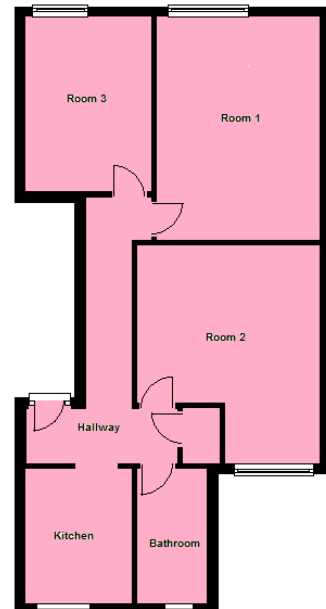
Three piece bathroom suite comprising panel enclosed bath with mixer tap and hand held shower spray, close coupled WC, pedestal wash hand basin, tiling to walls, radiator, double glazed window to rear.

## Tenure:

**Lease Term:** To be advised.

**Ground Rent :** To be advised.

**Service Charge:** To be advised.



NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - [www.maudertaylor.co.uk](http://www.maudertaylor.co.uk) – 020 8446 0011

