



WELBECK ROAD, BARNET, EN4

Offering for rent this bright, spacious first floor flat purpose-built 2 bedroom maisonette, located in this peaceful road in East Barnet. The property comprises open plan lounge/kitchen, 1 modern family bathroom and 1 en suite shower room to the main bedroom. The property benefits from gas central heating, double glazing, small balcony and shared garden. It is located just a short walk from Oakleigh Park and New Barnet stations, local primary & secondary schools and local amenities.

Offered on an Unfurnished basis. Available January 2025!



ACCOMMODATION

PRICE: £1,750 PER CALENDAR MONTH PER CALENDAR MONTH

KITCHEN / RECEPTION 17'0" x 12'4" (5.20m x 3.78m)

Open plan kitchen/lounge with oak effect laminate flooring, double glazed windows to the front and radiator beneath, french doors opening onto the small balcony. Fitted wall & base units with stainless steel sink, integrated electric oven, hob & extractor hood, plus an integrated fridge/freezer.



KITCHEN / RECEPTION 2



BEDROOM 1 11'6" x 11'0" (3.53m x 3.37m)



ENSUITE 6'6" x 2'4" (1.99m x 0.72m)

BEDROOM 2 11'9" x 10'7" (3.60m x 3.23m)

Double bedroom with double glazed window to the rear with oak laminate flooring and Cast Iron Fireplace surround.



BATHROOM 6'5" x 6'3" (1.98m x 1.92m)

Mainly tiled walls & fully tiled floor with a white suite comprising of full-sized bath, wall hung handwash basin and WC.

Double Glazed frosted window to the side with a radiator beneath.

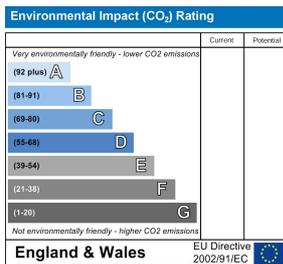
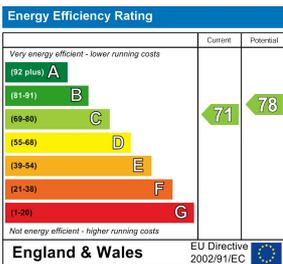


SHARED GARDEN

External Staircase leading down from the first floor hallway down to the shared use paved patio garden.



Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.