



Lyonsdown Road, Barnet, EN5 1JJ

£660,000 Share of Freehold

Council Tax Band E

**REAL ESTATES**  
Est.1981

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Real Estates are delighted to offer for sale this well presented 2 bedroom, 2 bathroom garden flat, measuring approximately 1438 sq ft as well as having its own GARAGE and BALCONY.

The property is set within a small block of flats and benefits from SHARE OF FREEHOLD and access onto the communal garden from its OWN SEPARATE ENTRANCE. Currently consisting of three reception rooms with one which can be easily converted into a third bedroom if required.

Situated within walking distance to New Barnet overground station, bus services, shops, restaurants, cinema and Sainsburys. Recently fitted boiler and mega flow system.

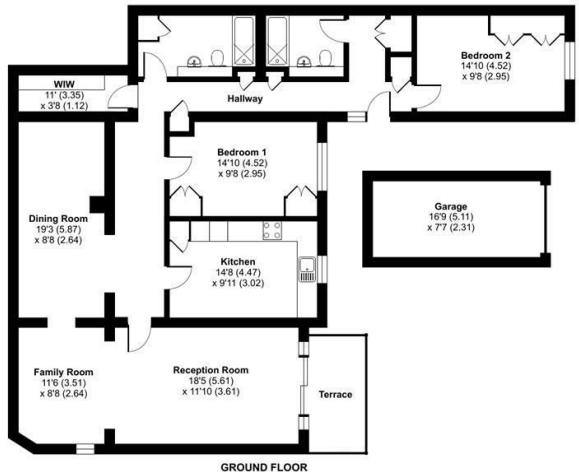
Please contact our Totteridge office for further information or to arrange a viewing.



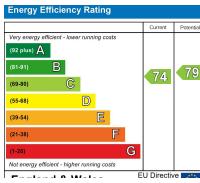


## Lyonsdown Road, New Barnet, Barnet, EN5

Approximate Area = 1438 sq ft / 133.5 sq m  
 Garage = 128 sq ft / 11.89 sq m  
 Total = 1566 sq ft / 145.4 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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