



Lyonsdown Road, Barnet, EN5 1JJ

£660,000 Share of Freehold

Council Tax Band E

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

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.





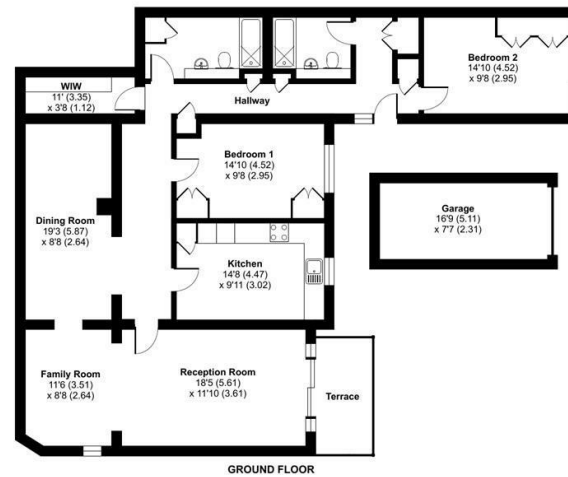
Lyonsdown Road, New Barnet, Barnet, EN5

Approximate Area = 1438 sq ft / 133.5 sq m

Garage = 128 sq ft / 118.9 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). © nidecom 2024. Produced for Real Estates. REF: 1213868

Energy Efficiency Rating

Energy Efficiency Class	Running Costs	Current Rating	Potential Rating
A (92-100)	Very energy efficient - lower running costs		
B (81-91)			
C (69-80)			
D (59-88)		74	
E (39-54)			79
F (29-38)			
G (1-20)	Not energy efficient - higher running costs		

EU Directive



Real EstatesTotteridge Office:
32 Totteridge Lane
Totteridge N20 9QJ

ll : 0208 445 3132
 e : info@realestates-wsp.co.uk
 w : www.realestates-wsp.co.uk