

Sean Heaney
HOMES & PROPERTY



52a Gloucester Road
New Barnet, Barnet, EN5 1RZ
£360,000



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A CHAIN FREE 2 double bedroom second floor apartment affording far reaching views with the added benefits of a BALCONY and a GARAGE in this popular purpose built block situated on a commanding corner plot in the heart of the highly regarded 'Lyonsdown' area being within walking distance of New Barnet station as well as multiple shopping and leisure facilities. The property has been recently redecorated and re-carpeted, has a new boiler and is fully double glazed. The accommodation, which is approached via a communal hallway and stairs with video entryphone access, consists of an entrance hall, dual aspect lounge/ dining room, fully fitted kitchen, 2 double bedrooms (one with built in wardrobes) and a fully tiled bathroom. EPC: C

Lounge

19'4" x 10'10" (5.90 x 3.31)

Kitchen

12'2" x 6'7" (3.72 x 2.01)

Bedroom One

15'5" x 9'6" (4.72 x 2.90)

Bedroom Two

10'2" x 9'7" (3.11 x 2.93)





Family Bathroom

Balcony

Garage

Views

Recently fitted Double Glazing

Recently fitted Boiler

New Carpets

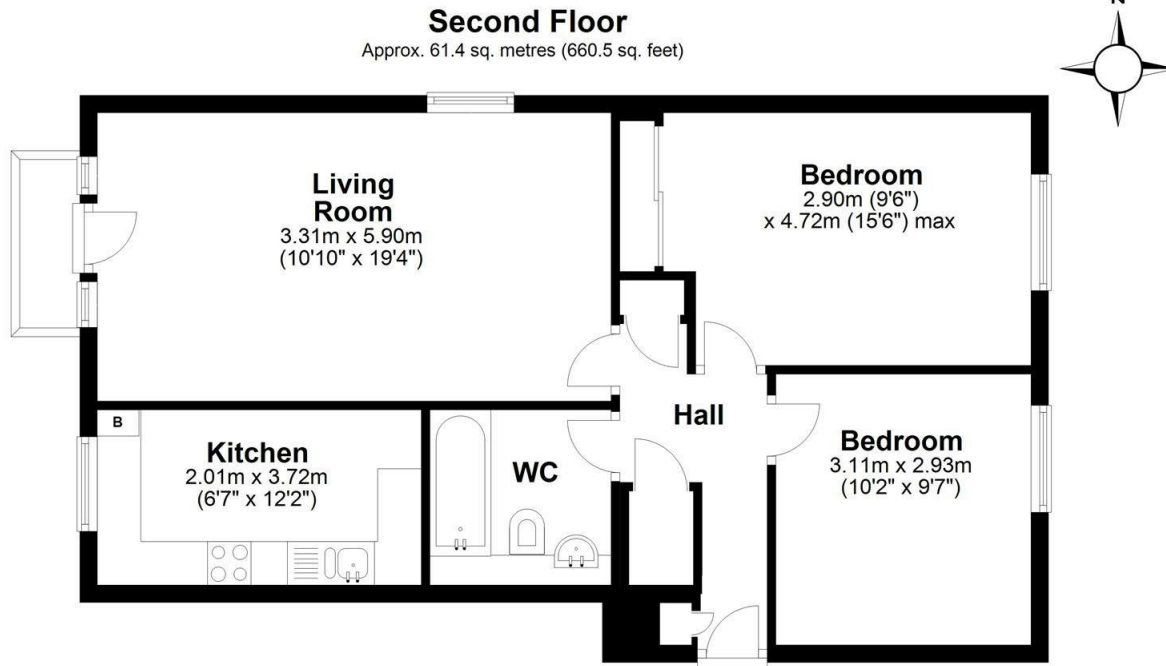
Loft Space

Chain Free

Close to New Barnet Mainline

Share of Freehold

Floor Plan



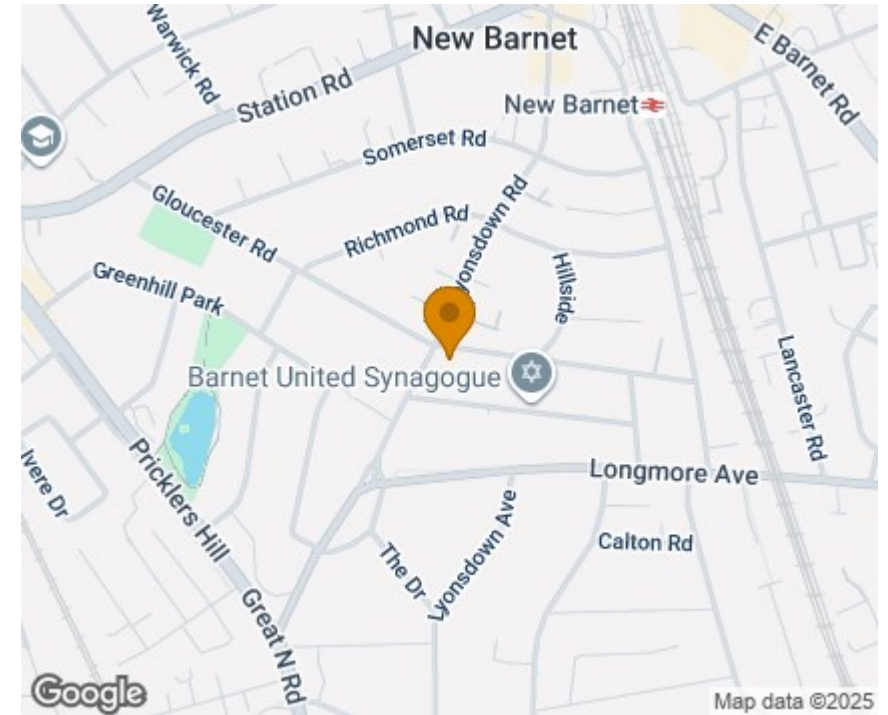
Total area: approx. 61.4 sq. metres (660.5 sq. feet)

Viewing

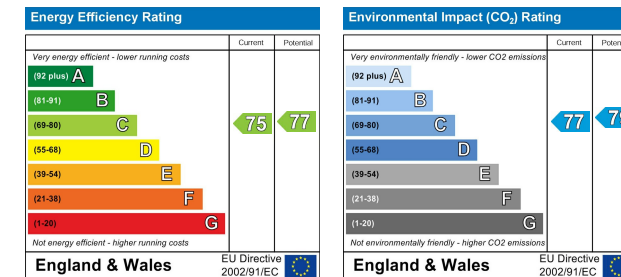
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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