

Sean Heaney

HOMES & PROPERTY



Lyonsdown Road
New Barnet, Barnet, EN5 1JQ
£399,950



Lyonsdown Road

New Barnet, Barnet, EN5 1JQ

A LARGE GROUND FLOOR APARTMENT with two double bedrooms very conveniently situated for the COMMUTER, being 0.3 of a mile from NEW BARNET STATION. The property benefits from excellent, well planned and SPACIOUS ACCOMMODATION including: an entrance hall, 'open-plan' living/dining room with a BALCONY, fitted KITCHEN/BREAKFAST ROOM, UTILITY ROOM, lobby, TWO DOUBLE BEDROOMS, bathroom and separate WC. Further benefits of this lovely property include: a SECURITY ENTRYPHONE SYSTEM, PARQUET FLOORING, gas central heating, double glazing, well-tended communal gardens, RESIDENT'S PARKING and a GARAGE. SHARE OF FREEHOLD. Service Charge £1,200 for 2020.

EPC : E

Entrance Hall

Living Room

14'8 x 24'1 (4.47m x 7.34m)

Balcony

4'6 x 15'9 (1.37m x 4.80m)

Kitchen/Breakfast Room

13'4 x 11'0 (4.06m x 3.35m)





Utility Room

4'7 x 9'3 (1.40m x 2.82m)

Bedroom 1

15'0 x 10'10 (4.57m x 3.30m)

Bedroom 2

12'11 x 10'10 (3.94m x 3.30m)

Bathroom

5'7 x 6'3 (1.70m x 1.91m)

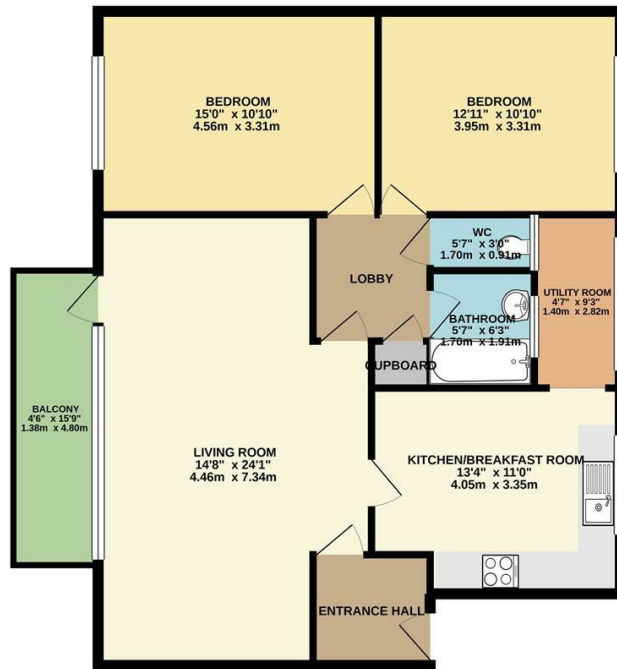
Separate WC

5'7 x 3'0 (1.70m x 0.91m)



Floor Plan

GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



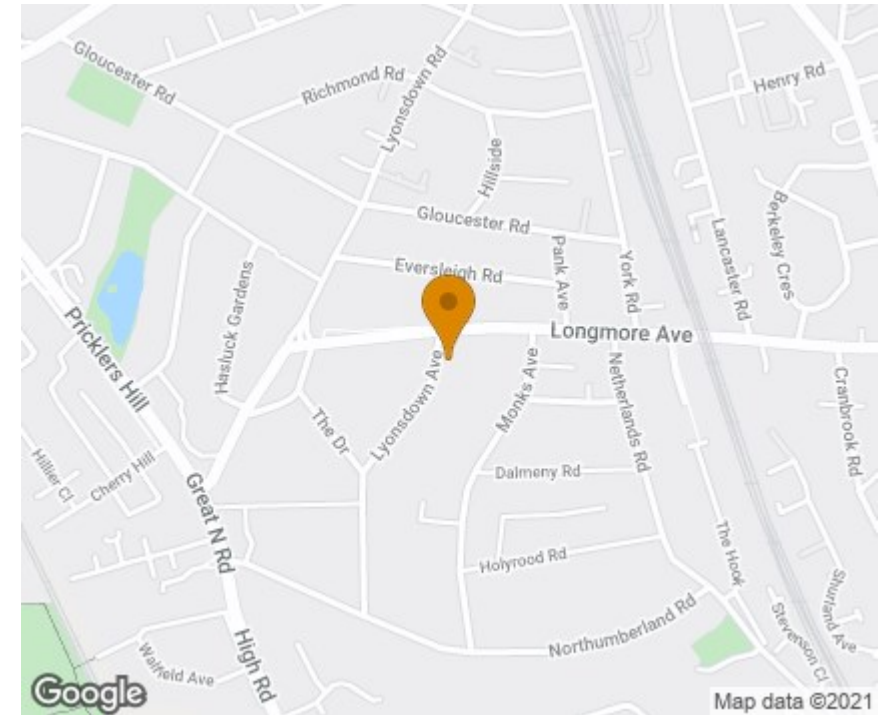
TOTAL FLOOR AREA: 937 sq.ft. (87.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

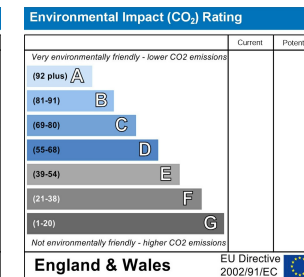
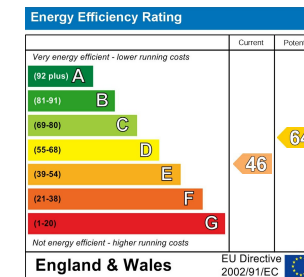
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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