



Larch Close

Friern Barnet, London, N11 3NN

£309,995

Larch Close

Friern Barnet, London, N11 3NN

A TWO BEDROOM GROUND FLOOR APARTMENT offering well planned accommodation, conveniently placed for EXCELLENT TRANSPORT AND SHOPPING FACILITIES. The accommodation comprises: an entrance hall, OPEN PLAN LIVING/DINING ROOM, fitted kitchen, shower room and TWO GOOD SIZE BEDROOMS. The property benefits from a garage en-bloc, gas central heating, double glazing and will be sold with a NEW 150 YEAR LEASE. Ground Rent £60 pa. Service Charge £1,350 pa.

EPC : D

Entrance Hall

Living Room

11'5 x 15'10 (3.48m x 4.83m)

Kitchen

8'8 x 8'7 (2.64m x 2.62m)

Bedroom 1

11'5 x 12'11 (3.48m x 3.94m)

Bedroom 2

6'10 x 9'11 (2.08m x 3.02m)

Bathroom

5'7 x 6'8 (1.70m x 2.03m)



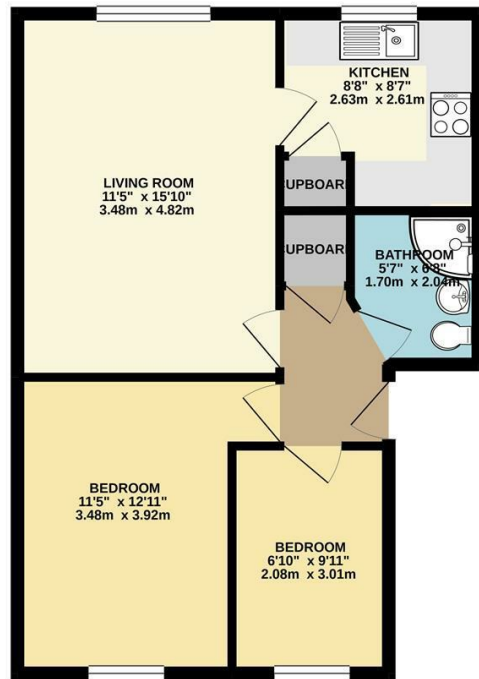
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Floor Plan

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



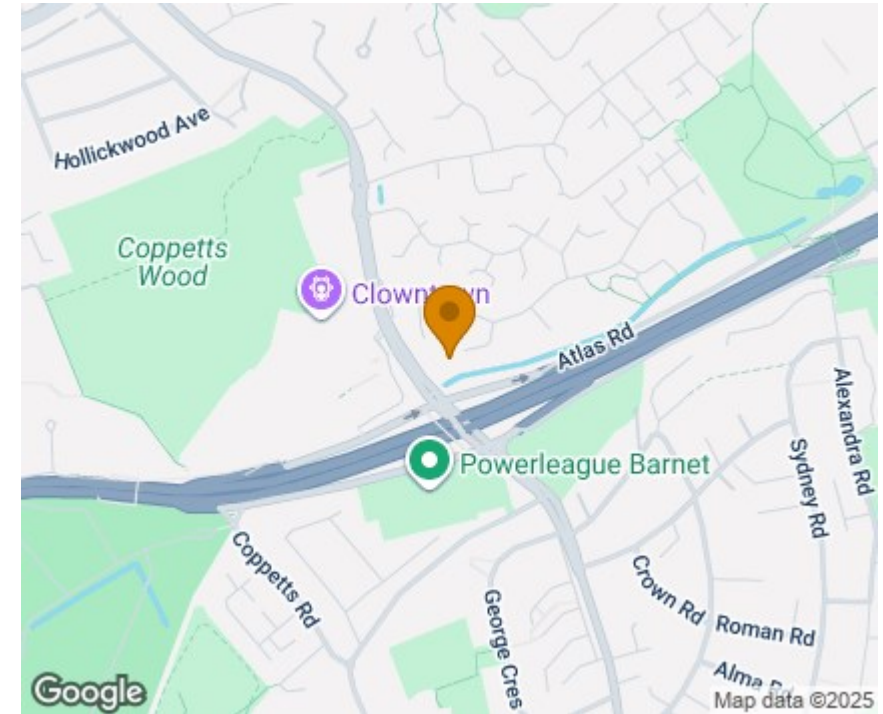
TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

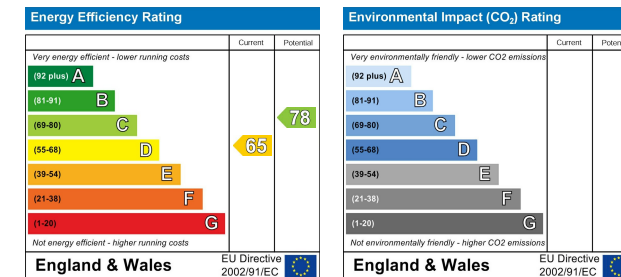
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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