

Sean Heaney

HOMES & PROPERTY



Lyonsdown Road EA68 LFB
New Barnet, Barnet, EN5 1LD

£350,000



Lyonsdown Road

New Barnet, Barnet, EN5 1LD

A beautifully presented and PROFESSIONALLY REFURBISHED TWO BEDROOM first floor flat with a GARAGE, ideally situated within close proximity to NEW BARNET STATION. The property has SPACIOUS ACCOMMODATION, a modern décor and benefits from central heating, double glazing, a MODERN KITCHEN and replacement bathroom suite. The property is offered for sale CHAIN FREE with a LONG LEASE and would be an ideal home or INVESTMENT PROPERTY.

* Share of Freehold *

* 151 years remaining on lease *

* Peppercorn ground rent *

* £94.64 pcm service charge *

FIRST FLOOR

Entrance Hall

Living Room

11'0 x 17'5 (3.35m x 5.31m)

Bedroom 2

6'11 x 10'1 (2.11m x 3.07m)

Kitchen

6'11 x 7'4 (2.11m x 2.24m)

Bathroom

5'6 x 7'5 (1.68m x 2.26m)

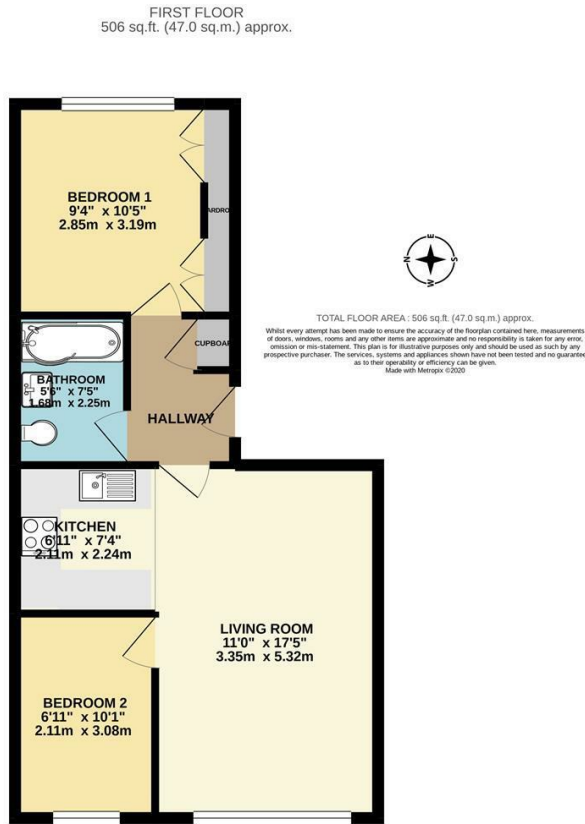
Bedroom 1

9'4 x 10'5 (2.84m x 3.18m)





Floor Plan



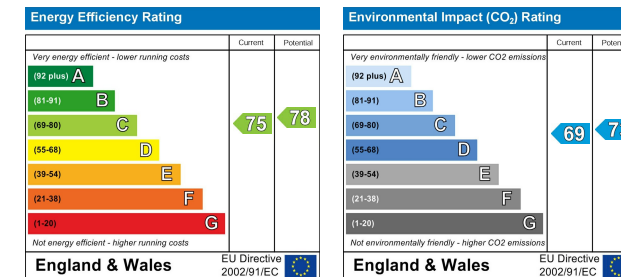
Area Map



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.

Energy Efficiency Graph



- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 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.

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