



Victoria Road

New Barnet, Barnet, EN4 9PE

Offers In Excess Of £300,000

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FIRST FLOOR APARTMENT with private entrance, TWO DOUBLE BEDROOMS, OFF STREET PARKING and SHARE OF FREEHOLD. Well placed for SHOPPING and TRANSPORT FACILITIES including NEW BARNET MAINLINE STATION with its links to Kings Cross and Moorgate. The CONVERSION also benefits from gas central heating, double glazing and a LOFT, which we understand to be boarded.

EPC : E

Landing

Kitchen

9'11 x 6'1 (3.02m x 1.85m)

Living Room

9'11 x 16'3 (3.02m x 4.95m)

Bedroom

7'6 x 11'1 (2.29m x 3.38m)

Bedroom

8'5 x 12'6 (2.57m x 3.81m)

Bathroom

5'9 x 6'5 (1.75m x 1.96m)





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Mergear (2020)

Viewing

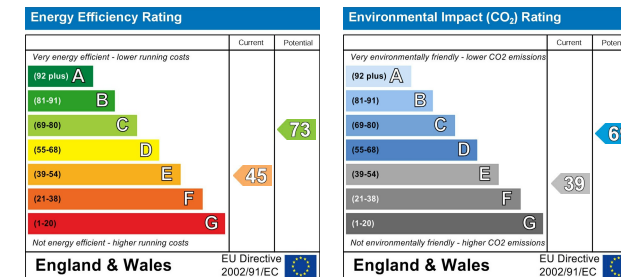
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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