



Lyonsdown Road
New Barnet, Barnet, EN5 1JH
£379,950



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A VERY LARGE TWO STOREY DUPLEX APARTMENT with its OWN PRIVATE ENTRANCE occupying the ground and first floor of this ATTRACTIVE MODERN DEVELOPMENT in the highly sought after LYONSDOWN AREA within walking distance of NEW BARNET MAINLINE STATION as well as LOCAL SHOPS and LEISURE FACILITIES. The well-planned, SPACIOUS ACCOMMODATION includes an 'OPEN-PLAN' LIVING/DINING ROOM, a fitted kitchen, TWO DOUBLE BEDROOMS and a bathroom. The property also benefits from a GARAGE EN-BLOC, LONG LEASE, gas central heating, DOUBLE GLAZING and use of the COMMUNAL GARDENS. NO STAMP DUTY

LEASE: 940 years remaining (approx.)

EPC: C



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14'7 x 16'5 (4.45m x 5.00m)

KITCHEN

7'3 x 10'9 (2.21m x 3.28m)

FIRST FLOOR

LANDING

BEDROOM

14'7 x 9'9 (4.45m x 2.97m)

BATHROOM

6'4 x 6'6 (1.93m x 1.98m)

BEDROOM

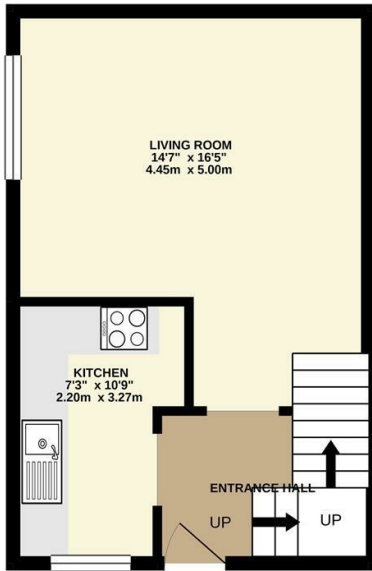
9'6 x 8'8 (2.90m x 2.64m)



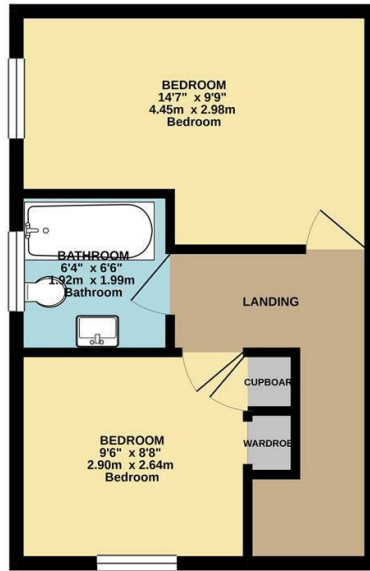


Floor Plan

GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.
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 misstatement. 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

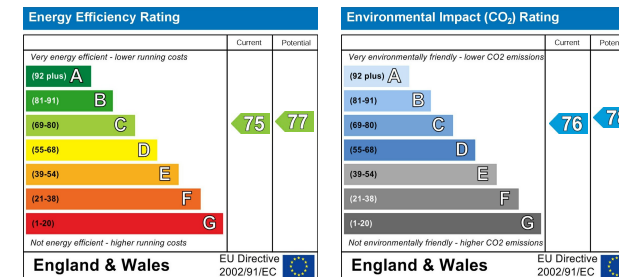
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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Area Map



Energy Efficiency Graph



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