

Shurland Avenue

East Barnet, Barnet, EN4 8DF

Guide Price £294,000

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SEAN HEANEY
HOMES & PROPERTY

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East Barnet, Barnet, EN4 8DF







Located close to East Barnet Village and within easy reach of a wide range of amenities including cafés, restaurants, shops and leisure facilities, this well-presented apartment on the ground floor offers both comfort and convenience.

The property features two bedrooms, a spacious living area, a fitted kitchen and a modern bathroom. Set within attractive communal grounds and benefiting from ample parking, this residence represents an excellent opportunity for homeowners and investors alike.

EPC : C

BARNET COUNCIL TAX BAND : C

TENURE : Leasehold

TERM : 89 years remaining
SERVICE CHARGE : £1277.46 per annum
GROUND RENT : £140 paid twice per annum













GROUND FLOOR

Entrance Hall
6'4 x 4'8 (1.93m x 1.42m)

Bedroom Two
8'10 x 6'10 (2.69m x 2.08m)

Bedroom One
12'6 x 9'1 (3.81m x 2.77m)

Lounge
15'7 x 11'2 (4.75m x 3.40m)

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

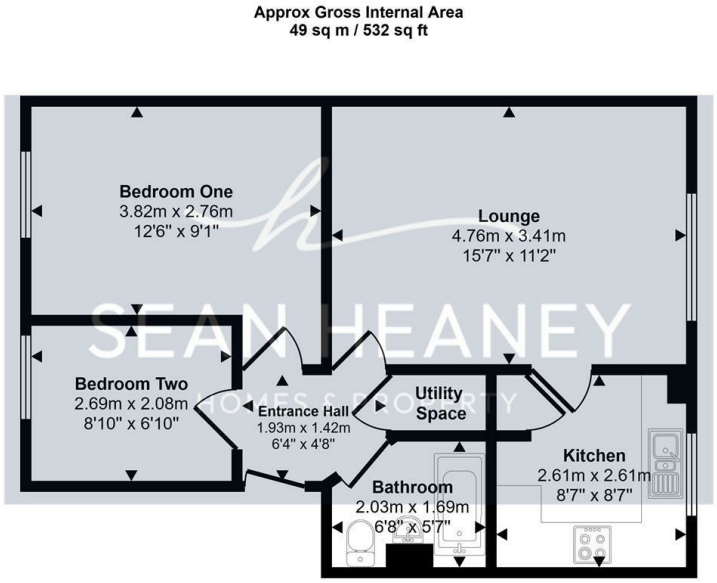
Bathroom
6'8 x 5'7 (2.03m x 1.70m)

Utility Space





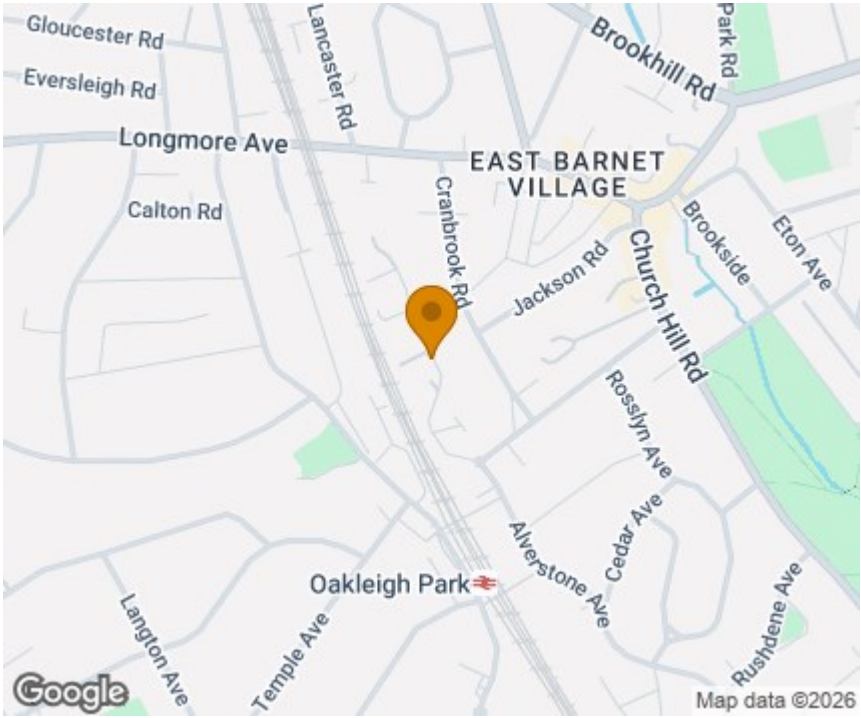
Floor Plan



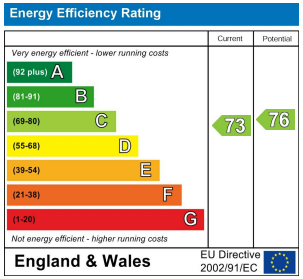
Floorplan

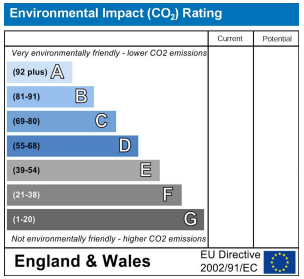
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





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.

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