



Merridene

Grange Park, N21 1RD

£425,000



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* NO UPPER CHAIN *

A superb GROUND FLOOR MAISONETTE with its own PRIVATE FRONT & REAR GARDEN situated in a small cul-de-sac close to GRANGE PARK STATION. The property is very well presented and benefits from well planned accommodation including: an entrance hall, a living room with DOUBLE DOORS LEADING ONTO THE GARDEN, a fitted kitchen, TWO BEDROOMS and a modern bathroom with a shower. Further benefits of this lovely apartment include double glazing, gas central heating, a SHARE OF FREEHOLD (with no service charge) and a sunny SOUTHERLY ASPECT to the living room and rear garden. The property is ideally placed for the COMMUTER and conveniently placed for EXCELLENT LOCAL SHOPS.



EPC : D

GROUND FLOOR

Entrance Hall

Kitchen

9'2 x 11'9 (2.79m x 3.58m)

Living Room

13'10 x 10'10 (4.22m x 3.30m)

Bedroom 1

16'4 (max) x 10'10 (4.98m (max) x 3.30m)

Bedroom 2

8'6 x 8'6 (2.59m x 2.59m)

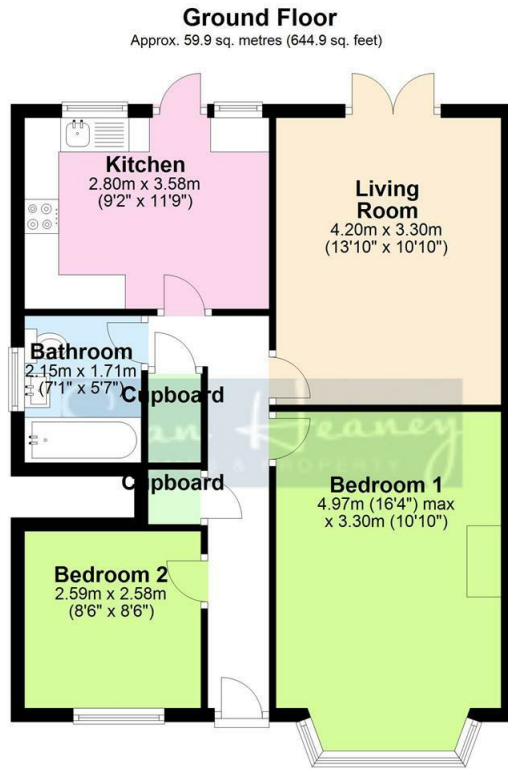
Bathroom

7'1 x 5'7 (2.16m x 1.70m)





Floor Plan



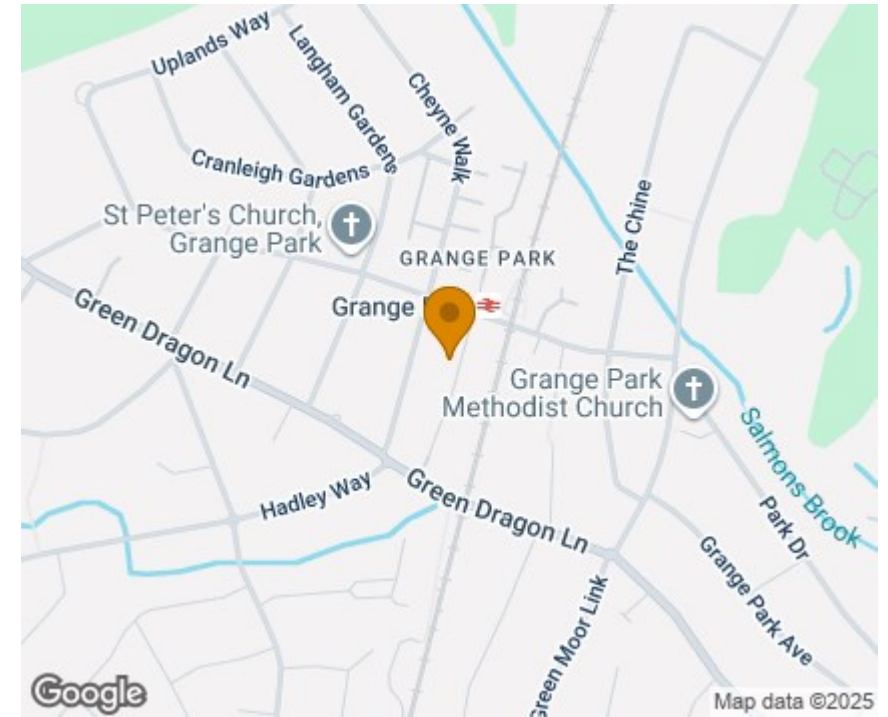
Total area: approx. 59.9 sq. metres (644.9 sq. feet)
Merridene, Grange Park, Barnet

Viewing

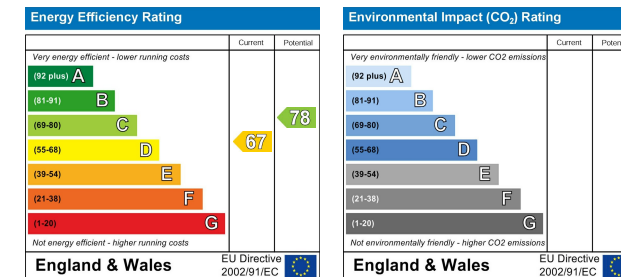
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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