



**Victoria Road**

New Barnet, Barnet, EN4 9PA

Guide Price £315,000



## Victoria Road

New Barnet, Barnet, EN4 9PA

\* CHAIN FREE \*

Stylishly presented FIRST FLOOR MAISONETTE with private entrance and OFF-STREET PARKING. The property benefits further from its OWN GARDEN and a LONG LEASE.

This well presented apartment consists; entrance landing, ONE LARGE BEDROOM, fitted kitchen, GOOD SIZE LIVING AREA and bathroom.

The location offers LOCAL SHOPPING FACILITIES, restaurants, cafes, many GOOD & OUTSTANDING SCHOOLS, Parks and transport links. Ideal for the COMMUTER within close proximity to NEW BARNET MAINLINE (Kings Cross/Moorgate),

EPC : D

BARNET COUNCIL TAX BAND ; C

LEASEHOLD : 156 years remaining  
Current ground rent : £75 (Rising to £125 in 2025)





**Entrance Hallway**

**Landing**

**Living Area**  
14'8 x 12'0 (4.47m x 3.66m)

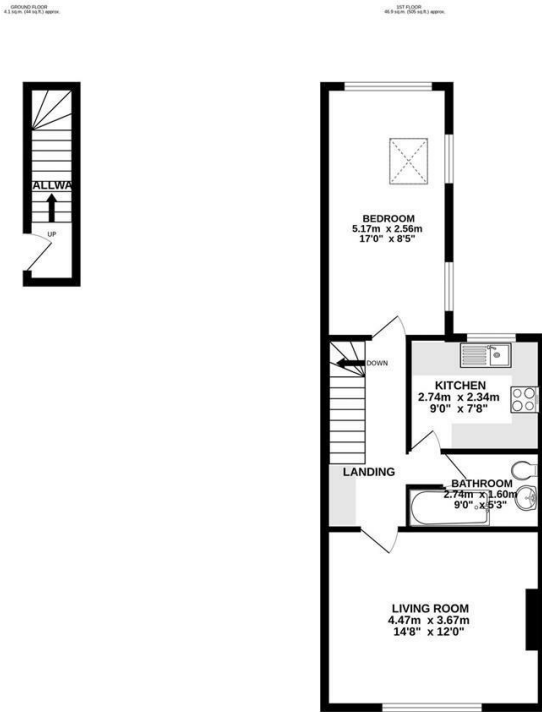
**Bedroom**  
17'0 x 8'5 (5.18m x 2.57m)

**Kitchen**  
9'0 x 7'8 (2.74m x 2.34m)

**Bathroom**  
9'0 x 5'3 (2.74m x 1.60m)



## Floor Plan



GARDEN 23FT X 21FT

TOTAL FLOOR AREA: 50.9 sq.m. (548 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 here have not been tested and no guarantee can be given as to their operability or efficiency can be given. Made with Mapbox ©2024

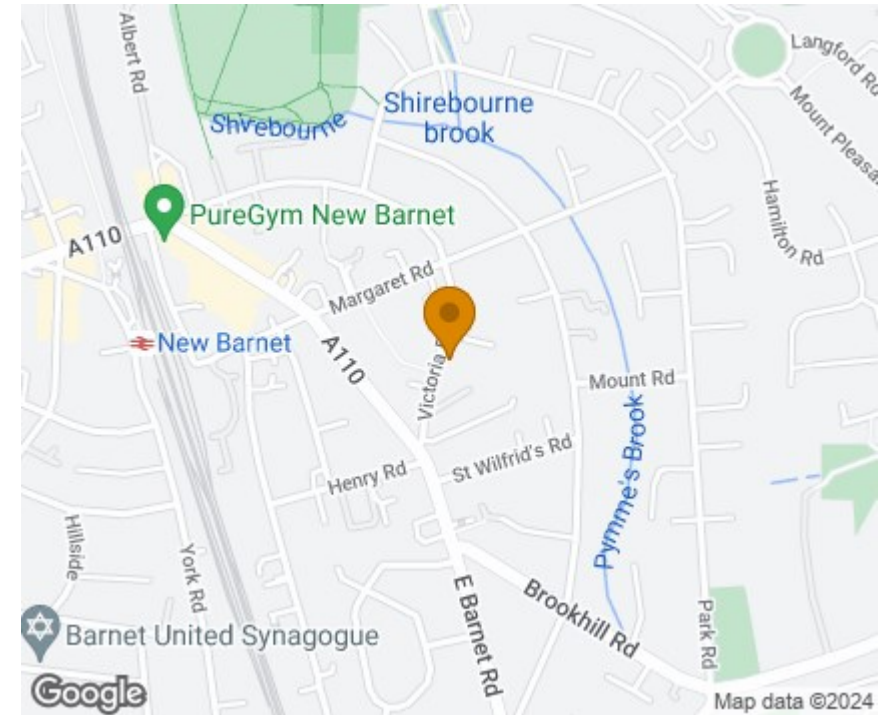


## Viewing

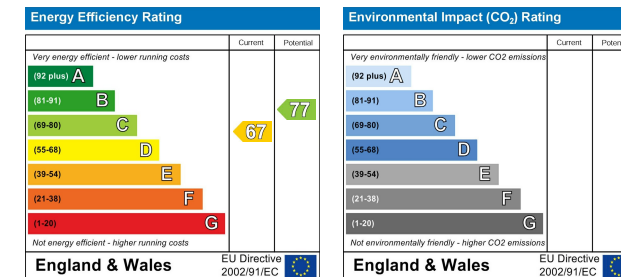
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk