



## **EAST BARNET ROAD, NEW BARNET/EAST BARNET, EN4**

A 3 BEDROOM FIRST FLOOR FLAT WITH OWN FRONT DOOR ENTRANCE, SPREAD OVER 2 SHOPS IN EAST BARNET ROAD. There is a Spacious Reception Room, Kitchen/Diner & Bathroom, with PLANNING PERMISSION FOR A LOFT CONVERSION to Add a Further BEDROOM/RECEPTION & BATHROOM.

Centrally Located for Shops, Buses, Schools & New Barnet BR Station. Alternatively the Facilities at East Barnet & Oakleigh Park BR Station, are Also Within Reach. Bedrooms 2 & 3 Could Be Combined. In Need of Some Updating, But Reflected in the Price.

A Good Starter Home, or Could Suit an Investor for Rental Purposes, or Perhaps to Create 2 Units - SPP.



### **ACCOMMODATION**

\* OWN FRONT DOOR \* FIRST FLOOR LANDING \* SPACIOUS RECEPTION ROOM \* KITCHEN/DINER \* 3 BEDROOMS \* BATHROOM \* PLANNING FOR A LOFT CONVERSION - BEDROOM & BATHROOM \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: PART DOUBLE GLAZED, SOME SASH WINDOWS \*

**PRICE: £330,000 LEASEHOLD**

## ENTRANCE HALL

## FIRST FLOOR LANDING

### KITCHEN 10'9 x 9'7 (3.28m x 2.92m)

With wooden sash window to rear, fitted wall and base units.



### RECEPTION ROOM 16'5 x 11'4 (5.00m x 3.45m)

With two double glazed sash windows to front, laminate flooring. Radiator





**BEDROOM 1 10'9 x 9'7 (3.28m x 2.92m)**  
**With wooden sash windows to rear. Radiator.**



**BEDROOM 2 11'4 x 7'5 (3.45m x 2.26m)**  
**With double glazed sash window to front. Radiator**



**BEDROOM 3 8'6 x 7'10 (2.59m x 2.39m)**  
**With double glazed sash window to front. Radiator.**



**BATHROOM**

**With wooden sash window to the rear, white bath with tiled splashback, mixer tap & shower attachment, pedestal basin and low level WC, tiled floor**

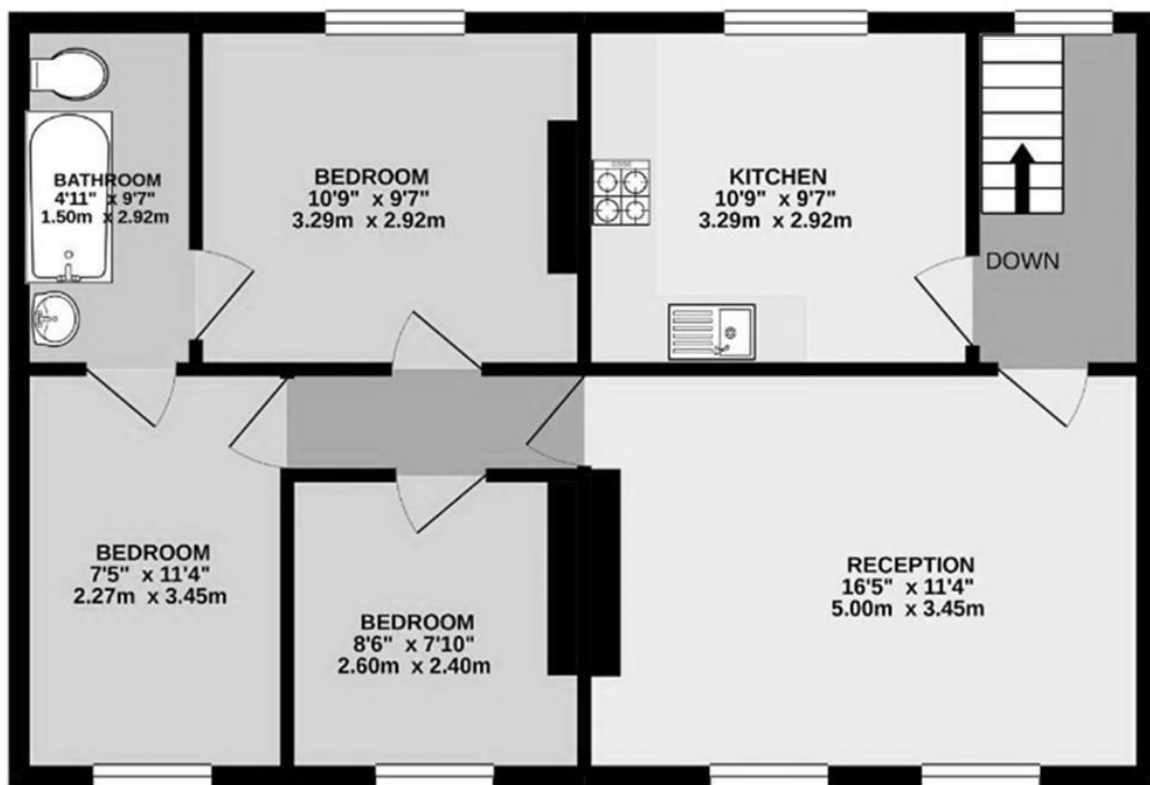




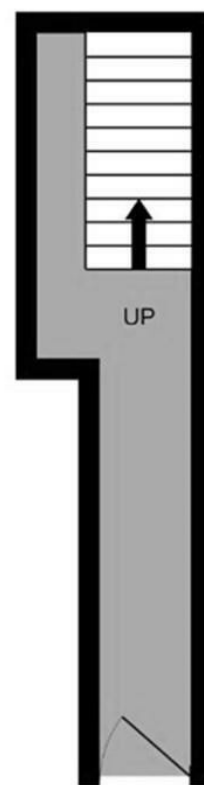
## East Barnet Road, East Barnet, EN4

Approximate internal area: 723sqft (67sqm)

Measurements are approximate are for illustrative purposes only



First Floor



Ground Floor Entrance

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	59
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.