



HENRY ROAD, NEW BARNET, BARNET, EN4

AVAILABLE TO RENT IMMEDIATELY ON AN UNFURNISHED BASIS, WE HAVE THIS NEWLY REFURBISHED 2 BEDROOM GROUND FLOOR MAISONETTE WITH IT'S OWN PRIVATE GARDEN AND RESIDENTS PRIVATE PARKING. THE PROPERTY HAS JUST BEEN COMPLETELY REDECORATED AND HAD A NEW KITCHEN AND NEW BATHROOM TOO. BENEFITTING FROM IT'S OWN FRONT DOOR, 2 BEDROOMS (1 DOUBLE & 1 SINGLE), A SEPARATE LIVING ROOM, SEPARATE WELL-FITTED KITCHEN AND A BATHROOM, PLUS ITS OWN REAR GARDEN AND RESIDENTS PARKING (with permit).

IT WELL LOCATED FOR THE LOCAL AMENITIES OF EAST BARNET AND IS WITHIN A 5 MINUTE WALK OF NEW BARNET (BR STATION into Moorgate & Kings Cross).



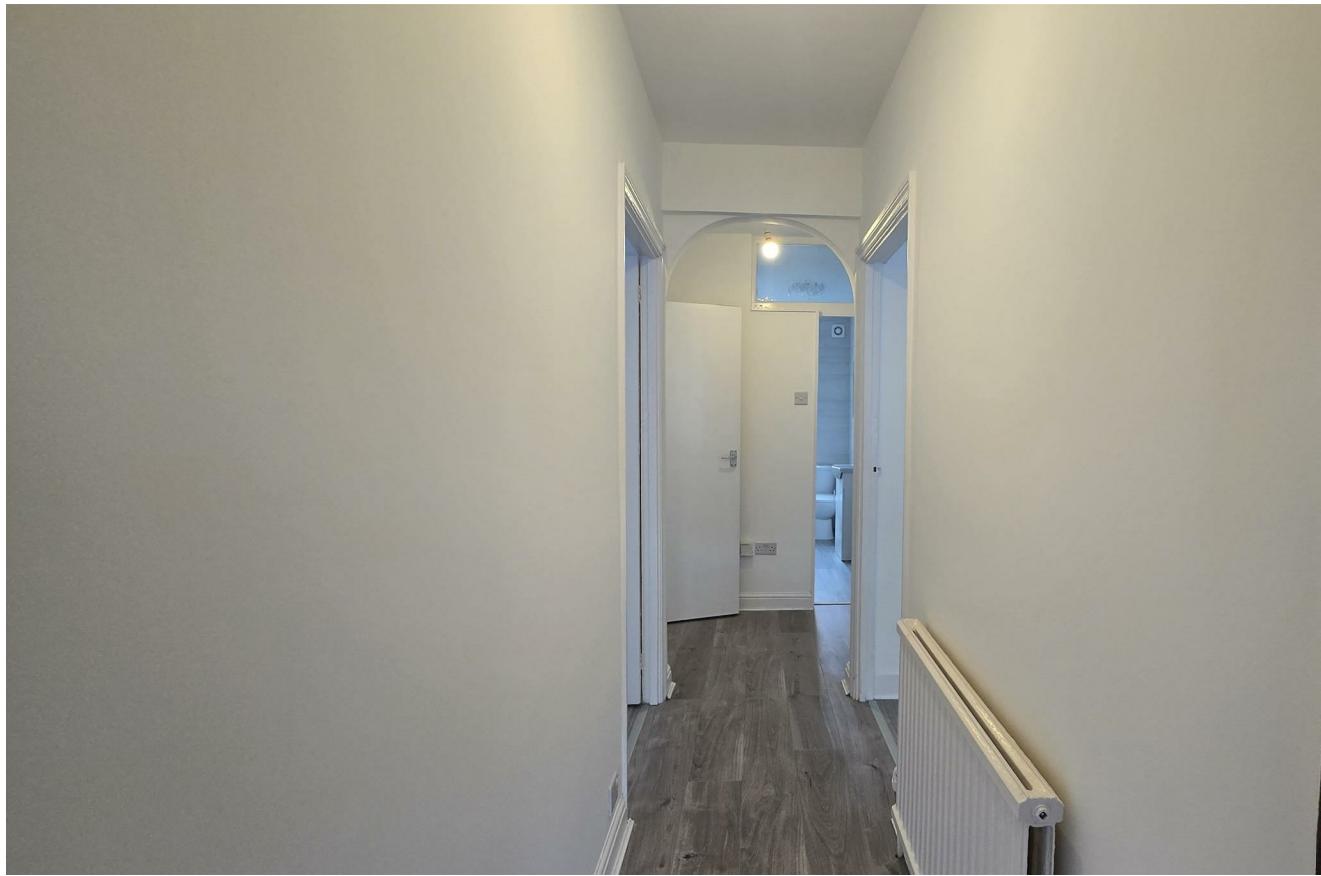
ACCOMMODATION

* NEWLY DECORATED * NEW WELL-FITTED KITCHEN * NEW MODERN FITTED BATHROOM * GROUND FLOOR MAISONETTE * 2 BEDROOMS (1 DOUBLE & 1 SINGLE) * SEPARATE RECEPTION ROOM * OWN REAR GARDEN * RESIDENTS PERMIT PARKING (WITH PERMIT) * 5 MINS WALK TO NEW BARNET STATION *

SERVICES: GAS CENTRAL HEATING / FEATURES: DOUBLE GLAZING & RESIDENTS PARKING

PRICE: £1,900 PER CALENDAR MONTH

ENTRANCE HALL 14'11 x 2'11 opening to 6'3 (4.55m x 0.89m opening to 1.91m)
Freshly decorated neutral white walls with grey LVT flooring, radiator.



RECEPTION ROOM 13'2 x 10'2 (4.01m x 3.10m)

Double glazed window to front with venetian blinds, freshly decorated neutral white walls with grey LVT flooring, radiator.



KITCHEN 13'3 x 9'6 (4.04m x 2.90m)

New Double glazed door & window to rear, neutral white walls with grey LVT flooring, Contrasting grey and white gloss handleless wall and base units with white laminate worktop & upstands. Stainless steel sink with mixer taps, plumbed for washing machine, built-in electric oven, gas hob with extractor above. Cupboard housing the central heating boiler.



BEDROOM 1 13'3 x 10'10 (4.04m x 3.30m)

Double glazed window to the rear with venetian blinds, freshly decorated neutral white walls with grey LVT flooring, radiator.



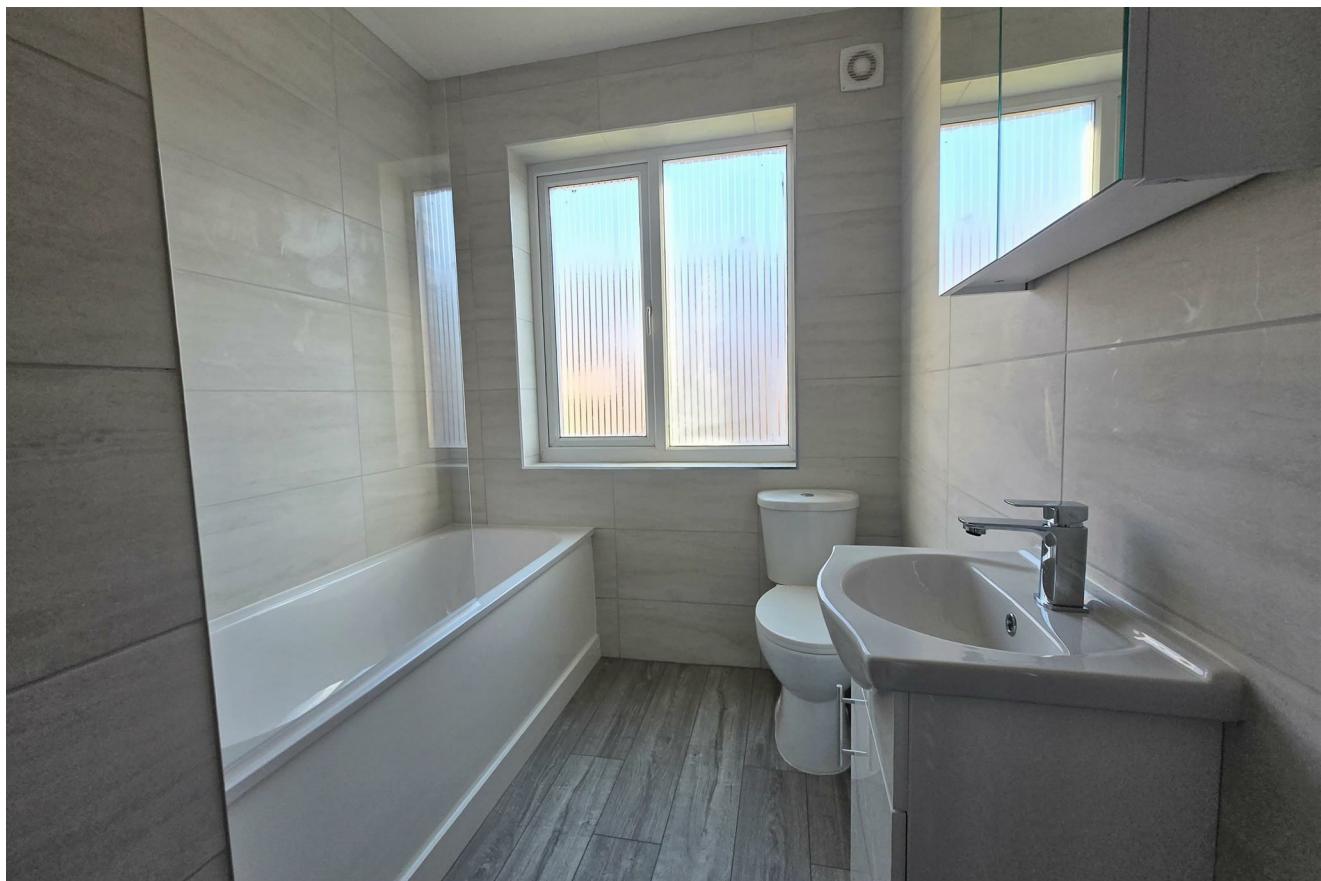
BEDROOM 2 10'2 x 7'8 (3.10m x 2.34m)

Double glazed window to the front with venetian blinds, freshly decorated neutral white walls with grey LVT flooring, radiator.



BATHROOM 8'11 x 6'2 (2.72m x 1.88m)

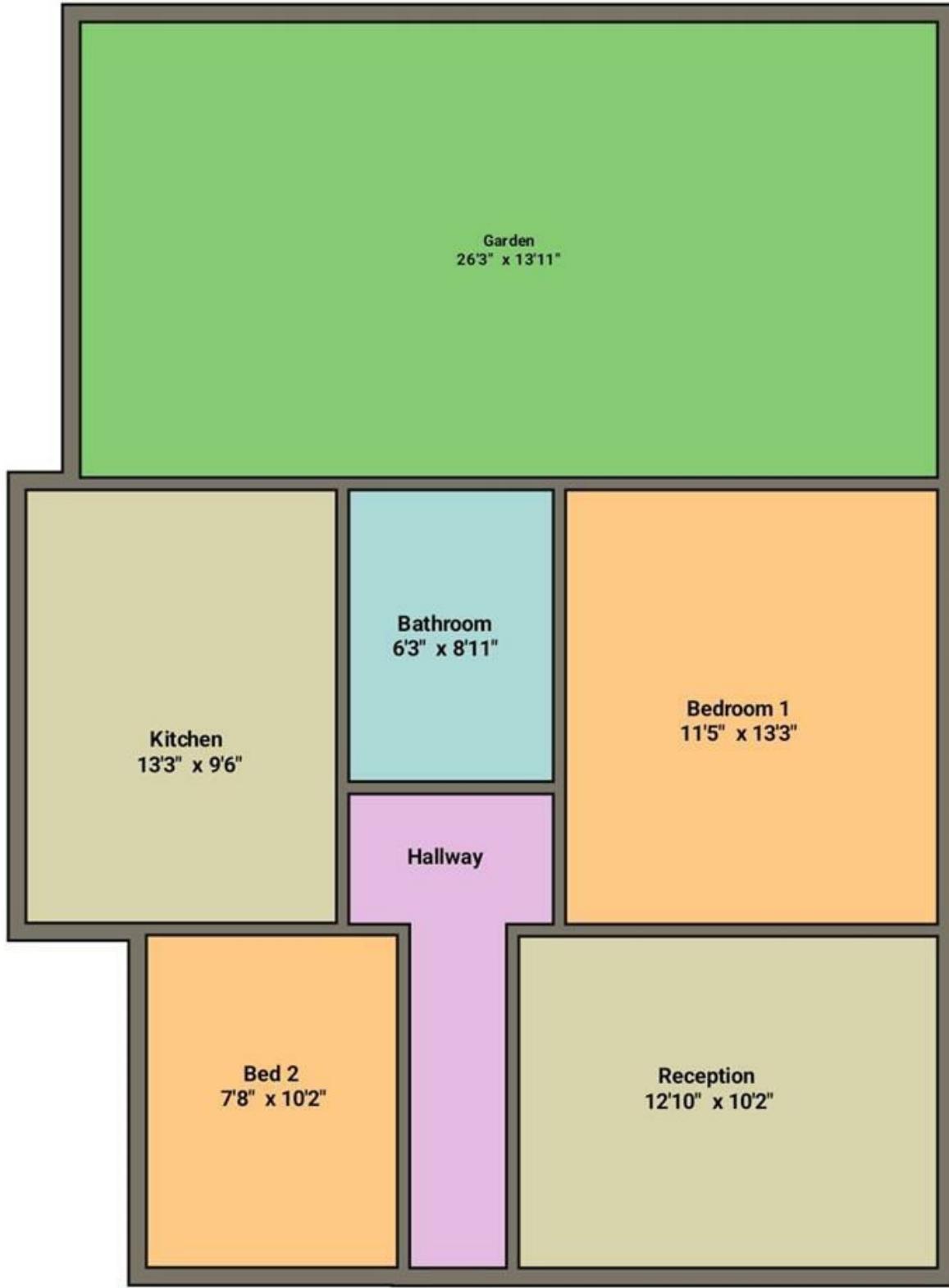
Double glazed window to the rear with obscured glass, fully tiled walls and grey LVT flooring. Brand new white suite, comprising full sized bath with mixer taps & shower attachment and glass shower screen, handwash basin with mixer tap and vanity unit beneath and mirrored wall mounted cabinet above. Chrome heated towel rail and extractor fan. Airing / Storage cupboard in the corner.



GARDEN 26'0 x 14'0 (7.92m x 4.27m)

Your own private outdoor space, with planted borders and fake grass.





The Acacias, East Barnet, EN4

All measurements are approximate and are for illustrative purposes only.



| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.