



The Walk, Potters Bar, EN6
£400,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

The Walk, Potters Bar, EN6

A well presented and larger than average two double bedroom maisonette offering in excess of 820 sq ft of bright and airy living space. The property occupies the entire first floor and benefits from a spacious living/dining space, modern kitchen/bathroom, loft space with potential to convert, own front door and own section of rear garden.

The Walk is a popular residential turning located in the heart of Potters Bar between the High Road and Darkes Lane within a few minutes walk to an abundance of local shops, restaurants, bus routes into London and the mainline station into Kings Cross. There are many green spaces nearby including Oakmere Park and Parkfield. Potters Bar, football, tennis and cricket clubs are all on your doorstep as well as Wylyotts theatre and cinema.

Lease remaining 969 years • No service charges/ground rent • Council tax band D • Own front door and entrance hallway with door to rear garden and stairs to the first floor • Spacious landing with two large storage cupboards, laminate floor and access to loft space with potential to convert • Well proportioned living/dining room with laminate floor and bay window • Fitted kitchen • Modern bathroom • Large main double bedroom with floor to ceiling fitted wardrobes and laminate floor • Second double bedroom with storage cupboard and laminate floor • Gas central heating • Double glazing • Own section section of rear garden measuring 37ft x 32ft with lawn/patio area and large timber shed/work shop.

- Two double bedrooms
- First floor maisonette
- Spacious living room
- Modern kitchen/bathroom
- Double glazing/gas central heating
- Loft space
- Own front door
- Own rear garden



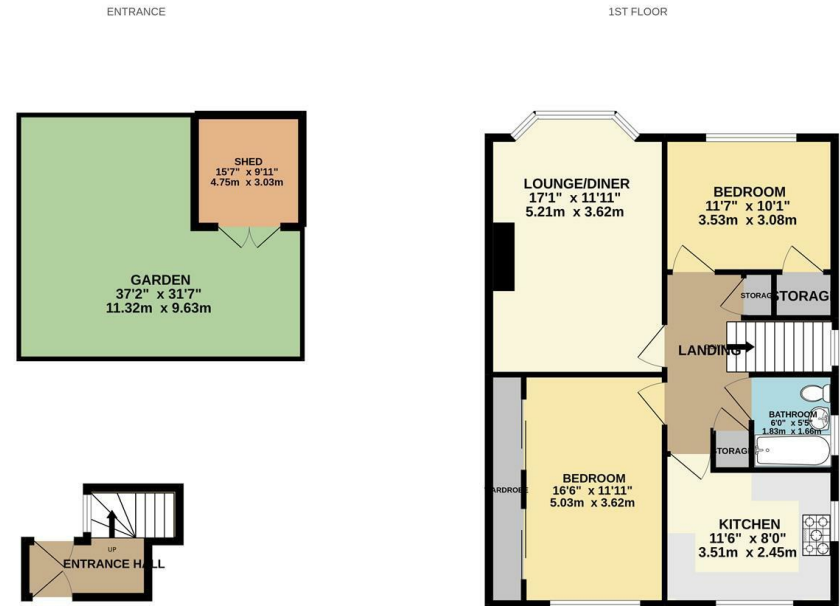


The Walk Potters Bar EN6 1QL

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 822.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	



TOTAL FLOOR AREA: 822sq. ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS