



Leicester Road, New Barnet, EN5

Asking Price: £350,000
Leasehold

Spacious Ground Floor Conversion with Right to Manage, High Ceilings, Private Garden & Off-Street Parking.

This generously proportioned one bedroom ground floor flat combines classic charm with modern convenience. Featuring soaring high ceilings and large sash windows that flood the space with natural light, the property also boasts a stunning 30ft private garden, perfect for relaxing or entertaining.

Ideally located close to New Barnet mainline station, the flat offers direct links to London's King's Cross and Moorgate stations. High Barnet Underground station (Northern Line) is also nearby, providing excellent transport connections.

The accommodation comprises a bright reception room with a feature fireplace, a separate fully fitted kitchen, a front-facing double bedroom with built-in wardrobes, and a modern three-piece shower room. The private rear garden, accessed via the kitchen, offers a peaceful retreat with a patio seating area, lawn, and established planting. A brick-built storage shed adds valuable outdoor storage space.

Local amenities include Tesco Metro at Greenhill Parade, Sainsbury's and Aldi supermarkets, the newly opened New Barnet Leisure Centre, PureGym and an Everyman Cinema, all within easy reach.

- **GROUND FLOOR CONVERTED FLAT**
- **30ft SECLUDED PRIVATE GARDEN**
- **OFF STREET PARKING**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **BEDROOM**
- **SHOWER ROOM**

Leicester Road, New Barnet, Hertfordshire, EN5

Approximate Area = 552 sq ft / 51.2 sq m

Outbuildings = 65 sq ft / 6 sq m

Total = 617 sq ft / 57.3 sq m

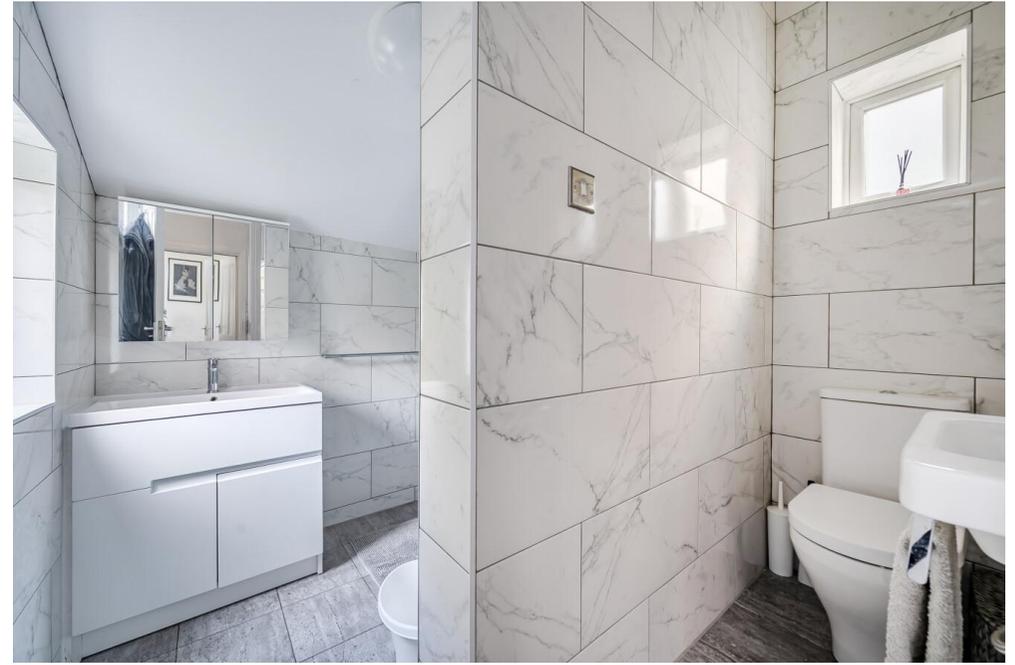
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2cheom 2025. Produced for Hunters - Barnet & Whetstone. REF:1357446









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN130368