



Woodville Road, Barnet, EN5

Asking Price: £375,000

Leasehold

Woodville Road, Barnet, EN5

A two-bedroom first-floor purpose-built maisonette, ideally located close to Hadley Common and within easy reach of Barnet Town Centre's extensive shopping, dining, and leisure facilities. The property offers convenient access to both High Barnet Underground Station (Northern Line) and New Barnet Overground Station.

Accessed via its own private entrance at ground level, the accommodation comprises a rear-aspect reception room with pleasant views over the west-facing garden, a fitted kitchen, two bedrooms, and a three-piece bathroom suite.

Externally, the property benefits from a private rear garden, UPVC double glazing, gas central heating, and a long lease with approximately 131 years remaining.

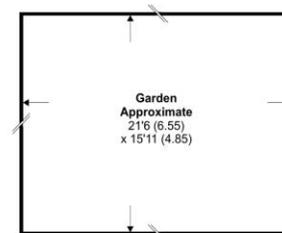
- **FIRST FLOOR MAISONETE**
- **TWO BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN**
- **THREE PIECE BATHROOM**
- **PRIVATE WESTERLY FACING GARDEN**
- **OWN ENTRANCE**
- **131 YEAR LEASE TERM**



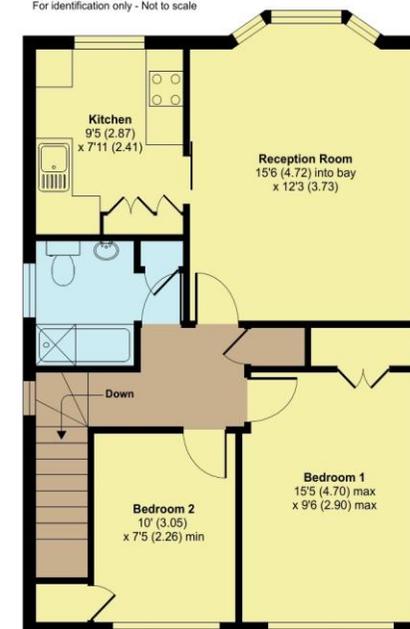
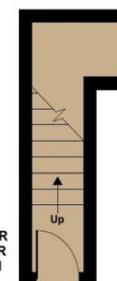
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Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 3.9 SQ M
(42 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 57.9 SQ M
(624 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickhcom 2022. Produced for Hunters Property Group. REF: 829633









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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: BRN220118