



**Woodville Road, Barnet, EN5**

**ASKING PRICE: £375,000**

*Leasehold*

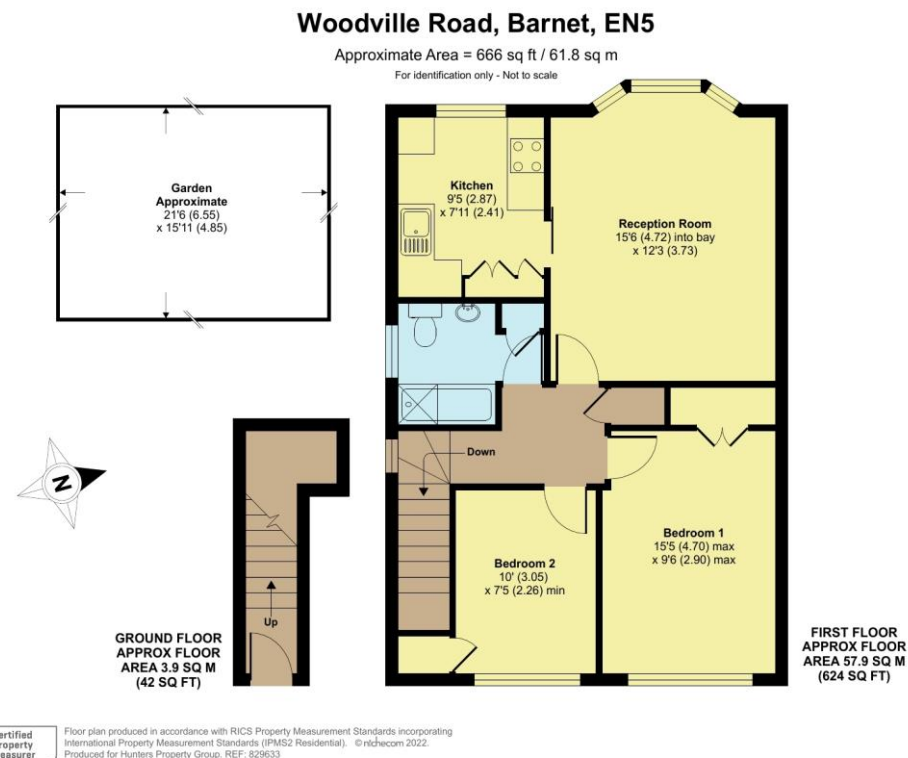
# Woodville Road, Barnet, EN5

A two bedroom first floor purpose built maisonette with garden in a prime location near to Hadley Common and within easy reach of Barnet Town Centre with it's array of shopping and leisure facilities. Ideally placed for both High Barnet Underground Station (Northern Line) and New Barnet Overground Station.

The property is accessed to front with own entrance at ground floor level with stairs to first floor landing and comprises rear aspect reception room with views over westerly facing garden, adjacent kitchen, two bedrooms and three piece bathroom.

Externally there is a private rear garden and further benefits include upvc double glazing, gas central heating and lease term of 132 years remaining.

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
















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

## Hunters Barnet

41 High Street  
High Barnet  
Barnet  
Hertfordshire  
EN5 5UW

T: 020 8441 3377

E: [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://www.hunters-barnet.co.uk)

### 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**