



Lyonsdown Road, New Barnet, Barnet, EN5

Offers in excess of: £600,000

Share of Freehold

Lyonsdown Road, New Barnet, Barnet, EN5

With 1140 sq ft of living space this second (top) floor apartment comes with a SHARE IN FREEHOLD a balcony with fabulous views towards Canary Wharf and garage located moments to New Barnet Station.

The property is situated in a sought after and popular location ideally situated for a commute with New Barnet Mainline station being within a few minutes' walk providing direct links to London's Kings Cross and Moorgate Stations and with High Barnet Northern line Underground also within a mile. A number of local shops to include a Sainsburys supermarket and New Barnet's leisure centre are all within a short walk.

Accommodation comprises a spacious reception room with South West facing balcony providing fabulous London sky line views, kitchen breakfast room and separate utility, three double bedrooms, three piece bathroom and en-suite to principal bedroom.

- **TOP FLOOR PURPOSE BUILT FLAT**
- **THREE BEDROOMS**
- **RECEPTION ROOM & BALCONY**
- **BATHROOM & EN-SUITE SHOWER**
- **UTILITY ROOM**
- **GARAGE**
- **SHARE OF FREEHOLD WITH 950 YEAR LEASE**
- **SERVICE CHARGE TBA**
- **LONDON SKY LINE VIEWS**



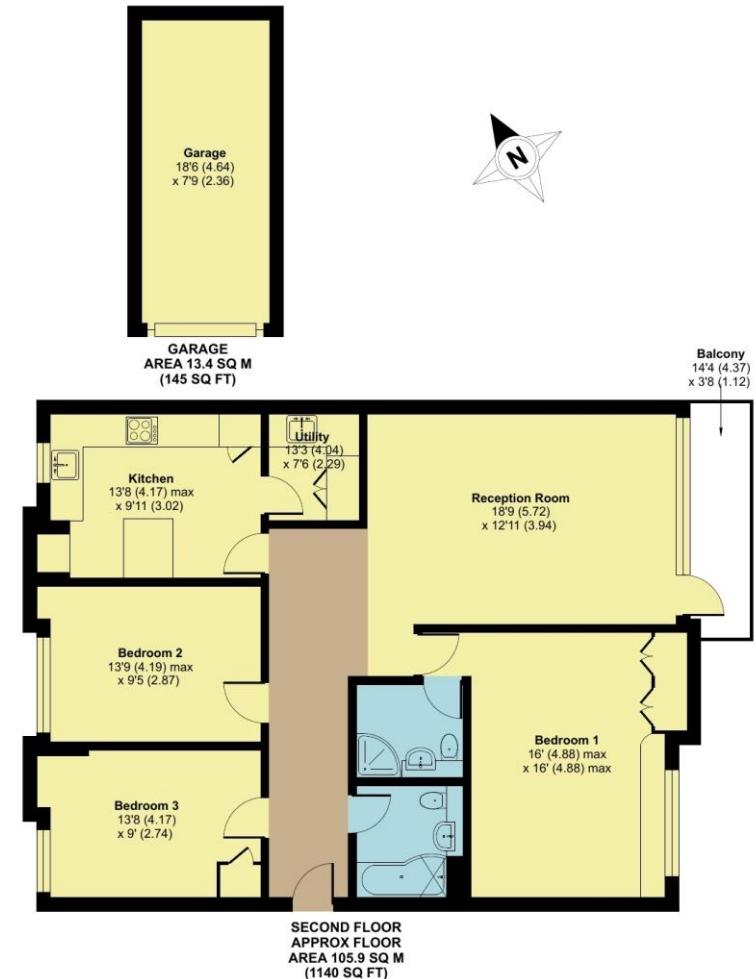
Lyonsdown Road, New Barnet, Barnet, EN5

Approximate Area = 1140 sq ft / 105.9 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1285 sq ft / 119.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2024. Produced for Hunters Property Group. REF: 1215625











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

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: BRN220205