



Warwick Road, Barnet, EN5

Asking Price: £425,000
Share of Freehold

Warwick Road, Barnet, EN5

This well presented and well proportioned two double bedroom (second floor) purpose built apartment comes with its own private 50' south west facing rear garden, integral garage and with further parking to front.

The flat is one of only four in the block and comes with a share of freehold with a low service charge that includes accounting, building insurance and lighting costs. It's perfectly placed for transport links with both High Barnet underground & New Barnet mainline station being close by providing direct links to London's West End & City. Barnet Town Centre located within a mile provides an array of High street shops bars and restaurants together with The Spires Shopping precinct housing Waitrose, H&M and 'Anytime Fitness' gym.

- **SECOND FLOOR PURPOSE BUILT FLAT**
- **SHARE OF FREEHOLD**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **BATHROOM & SEPARATE WC**
- **INTEGRAL GARAGE & PARKING SPACE**
- **50ft GARDEN**
- **SERVICE CHARGE £800 P/A**
- **COUNCIL TAX BAND D**



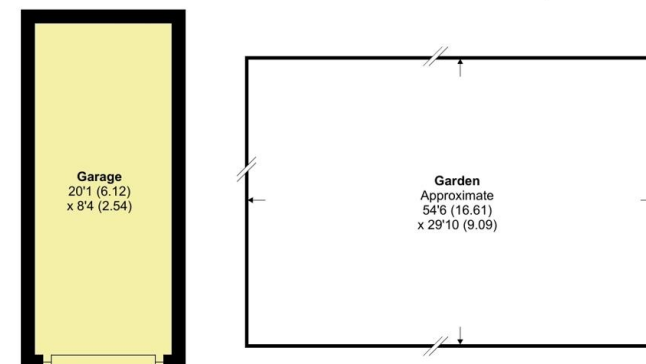
Warwick Road, Barnet, EN5

Approximate Area = 714 sq ft / 66.3 sq m

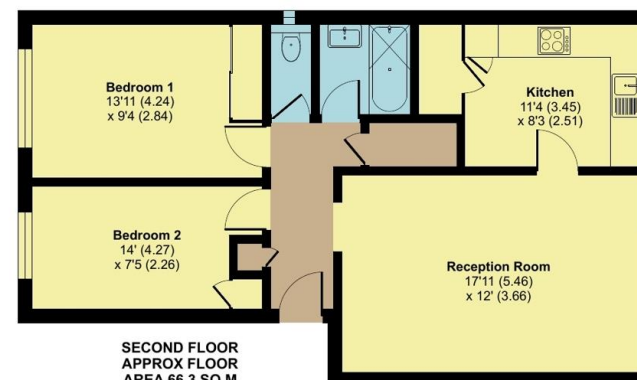
Garage = 168 sq ft / 15.6 sq m

Total = 882 sq ft / 81.9 sq m

For identification only - Not to scale



GARAGE
APPROX
AREA 15.6 SQ M
(168 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 66.3 SQ M
(714 SQ FT)



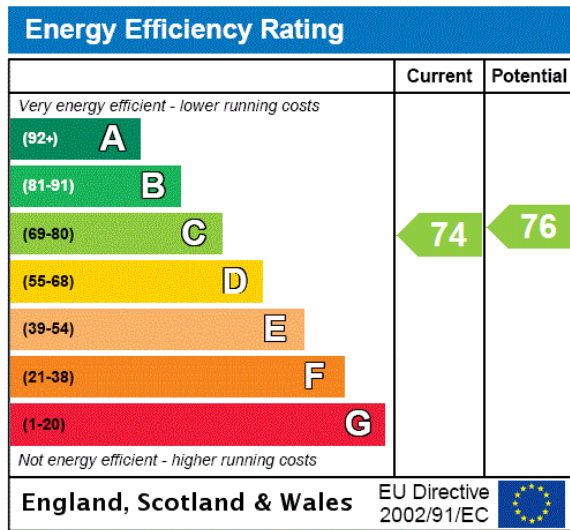
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1208785











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: **BRN240151**