



East Barnet Road, Barnet, EN4

Asking Price: £200,000
Leasehold

PURPOSE BUILT FLAT:

This chain free one bedroom second floor flat should appeal to cash buyers and investors.

Location:

The property is situated to the rear of the building at 1 East Barnet Road with the junction of Lytton Road.

Amenities:

New Barnet mainline station lies within a two minute walk with High Barnet underground Station being one mile away. Numerous shops and leisure facilities include Sainsburys, Aldi, Pure Gym and an Everyman cinema all nearby.

Accommodation:

One bedroom, one reception room, one kitchen, one bathroom/WC, Gas Central Heating.

EPC rating: D

Council Tax Band: C

Lease:

Held on a lease for a term of 99 years from the 25 March 1987.

Ground Rent: £50 Rising to £400

Service Charge: TBC

Potential rental Income £14,400 PA

- **SECOND FLOOR PURPOSE BUILT FLAT**
- **ONE BEDROOM**
- **RECEPTION ROOM**
- **KITCHEN AREA**
- **BATHROOM**
- **LEASE TERM REMAINING 61 + YEARS**
- **CHAIN FREE**



3 Battle House Mews

Approximate Gross Internal Area = 38.8 sq m / 418 sq ft

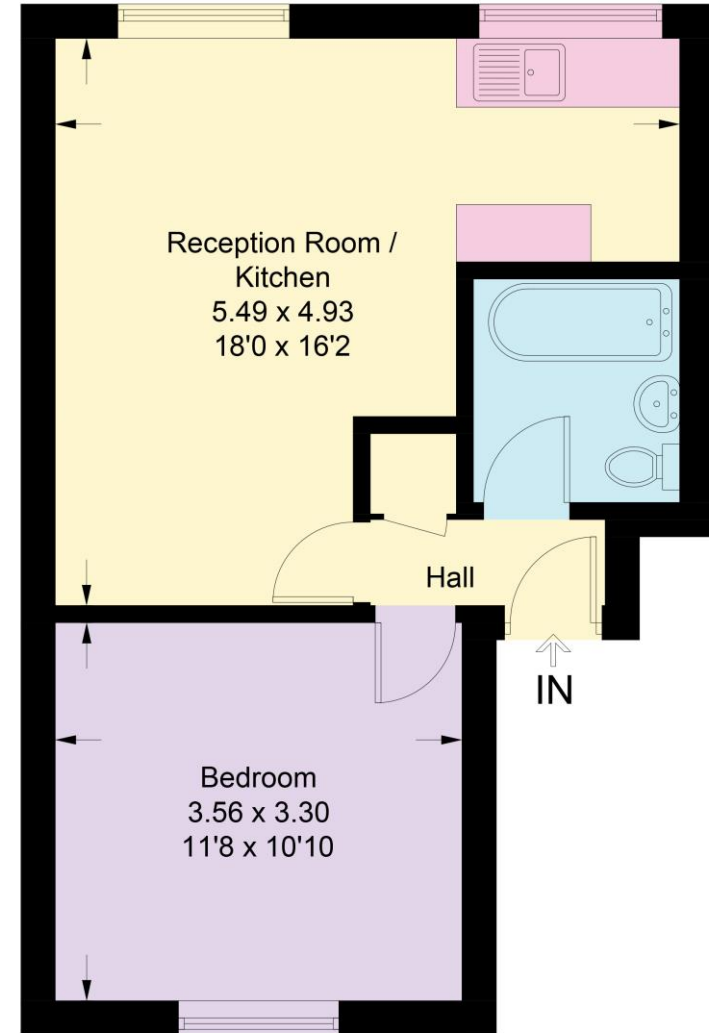



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131090)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(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	

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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: BRN240367