



Leicester Road, Barnet, EN5

Asking Price: £485,000

Leasehold

Leicester Road, Barnet, EN5

This stylish and contemporary two double bedroom first floor maisonette offers light-filled, spacious living accommodation. It features an en-suite shower, a separate three-piece bathroom, a section of garden, and a rear garage.

The accommodation spans the full width and depth of this double-fronted detached building and is accessed through its own private entrance at ground level, with stairs leading up to the first-floor landing. Elegant black-framed double doors open into a spacious front-facing lounge. At the rear is a fully equipped, recently installed kitchen/breakfast room. The front-facing bedroom includes a modern fitted en-suite shower, while the second double bedroom and the modern three-piece bathroom both have a rear aspect.

The property is just a few minutes' walk from both New Barnet Mainline Station, offering direct links to London's King's Cross and Moorgate Stations, and High Barnet Underground Station (Northern Line). Local amenities include a Tesco Metro, an Everyman Cinema, New Barnet Leisure Centre, and High Barnet Town Centre.

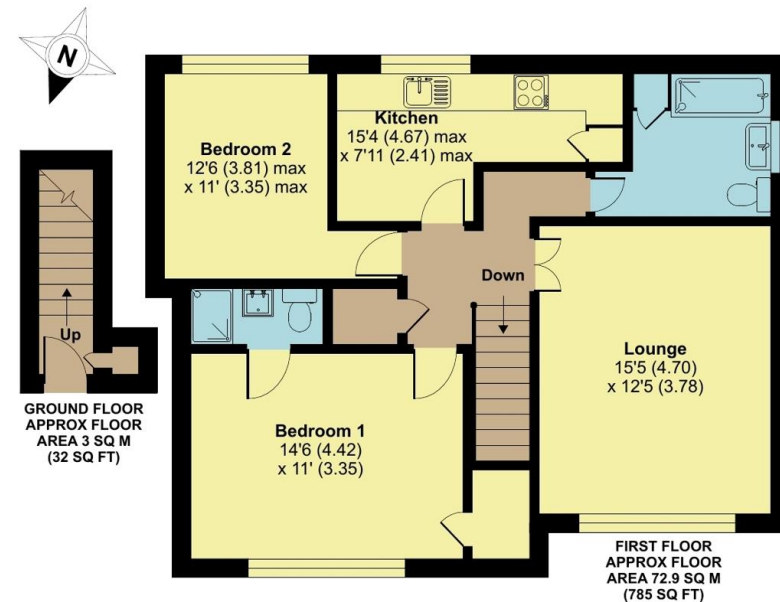
- **FIRST FLOOR MAISONETTE**
- **SPACIOUS LOUNGE**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE SHOWER**
- **ADDITIONAL THREE PIECE BATHROOM**
- **FITTED KITCHEN BREAKFAST ROOM**
- **SECTION OF GARDEN**
- **GARAGE**
- **CHAIN FREE**
- **126 YEAR LEASE TERM**



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Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hunters Property Group. REF: 1242429











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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: BRN250024