



Welbeck Road, Barnet, EN4 8RY

Asking Price: £375,000
Share of Freehold

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Occupying the first floor, this well presented two bedroom maisonette with own entrance has been tastefully decorated throughout and has the benefit of a Share in the Freehold.

Accommodation comprises entrance hall, spacious reception room, modern fitted kitchen leading to separate dining area, two bedrooms and shower room. Stairs from kitchen lead to private rear garden.

The property is situated in a highly popular residential location close to East Barnet village and Oak Hill Park. Well placed for Oakleigh Park mainline station for trains to London's Moorgate and Kings cross stations. A number of state primary and secondary schools nearby include, Danegrove primary, St Mary's CofE Primary School, Sacred Heart RC, East Barnet Secondary and JcOSS, all being within easy reach.

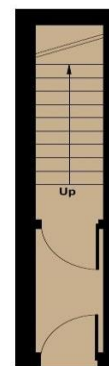
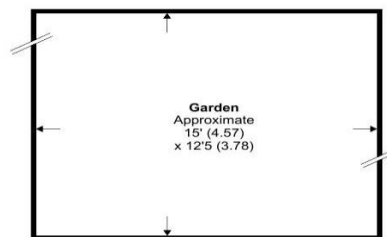
- **TWO BEDROOM MAISONETTE**
- **FIRST FLOOR**
- **OWN ENTRANCE**
- **WELL PRESENTED THROUGHOUT**
- **SHARE OF FREEHOLD**
- **NEW ROOF INSTALLED IN 2024 * LOFT ACCESS**
- **PRIVATE REAR GARDEN**
- **LEASE 999 YEARS FROM 25 DECEMBER 1969.**
- **CLOSE TO EAST BARNET VILLAGE**
- **COUNCIL TAX BAND C**



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Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 4.9 SQ M
(53 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 60.3 SQ M
(650 SQ FT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1239738







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.