



Warwick Road, Barnet, EN5

Asking Price: £450,000

Share of Freehold

Warwick Road, Barnet, EN5

This well-presented ground-floor maisonette features two double bedrooms, one of which is en-suite, and includes a conservatory, front and rear gardens, as well as gated off-street parking. The property also benefits from a share in the freehold.

Accessed through its own private entrance, the accommodation comprises a front-facing reception room and an interconnecting modern kitchen. The conservatory leads to the garden, complete with a pergola and secure gated off-street parking. There are two bedrooms, one with an en-suite, and a separate three-piece bathroom.

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

- **GROUND FLOOR MAISONETTE**
- **FRONT & REAR GARDENS**
- **TWO DOUBLE BEDROOMS**
- **THREE PIECE BATHROOM**
- **EN-SUITE SHOWER**
- **RECEPTION ROOM**
- **CONSERVATORY**
- **MODERN FITTED KITCHEN**
- **GATED OFF STREET PARKING**
- **SHARE OF FREEHOLD**



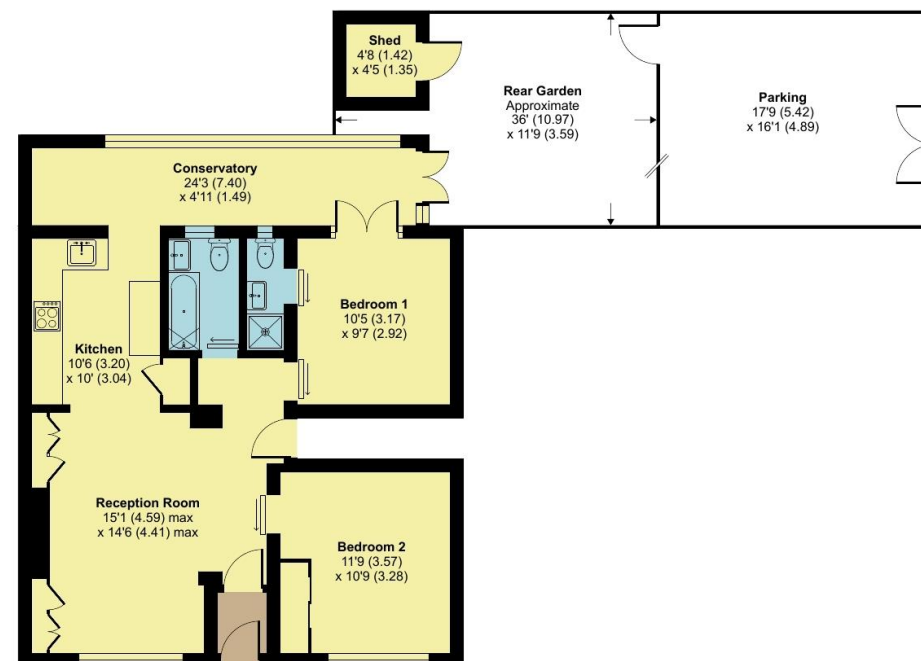
Amberley House Warwick Road, Barnet, EN5

Approximate Area = 787 sq ft / 73.1 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 808 sq ft / 75 sq m

For identification only - Not to scale

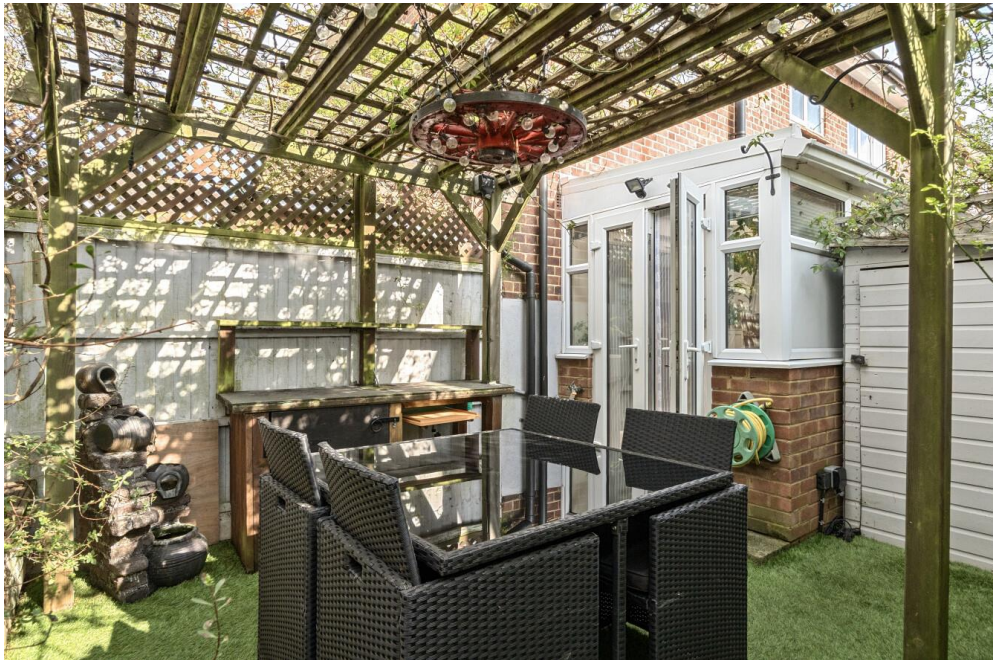


GROUND FLOOR
APPROX FLOOR
AREA 71.2 SQ M
(787 SQ FT)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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.

Reference: BRN250091