



**Longmore Avenue, Barnet, EN5**

**Asking Price: £375,000**

*Leasehold*

# Longmore Avenue, Barnet, EN5

This chain-free ground floor flat, converted from an attractive semi-detached period property, features high ceilings and charming original details. While some updating is required, it offers an excellent opportunity to modernise and create a stylish contemporary living space.

The accommodation comprises a bay-fronted bedroom/lounge with high ceilings and a feature fireplace, a separate kitchen, a reception room, further double bedroom and a three-piece bathroom..

Both New Barnet and Oakleigh Park mainline stations are within half a mile, providing convenient transport links to London Moorgate and King's Cross.

The property is ideally located close to highly regarded local schools, including Danegrove Primary, St Mary's C of E Primary, and East Barnet Secondary. The shops and amenities of East Barnet Village are just moments away, along with the open green spaces of Oak Hill Park.

**GROUND FLOOR CONVERTED FLAT**  
**TWO BEDROOMS**  
**RECEPTION ROOM/LOUNGE**  
**KITCHEN**  
**THREE PIECE BATHROOM**  
**GARDEN**  
**CHAIN FREE**

## Ground Floor, Flat 26, Longmore Avenue

Approximate Gross Internal Area = 70.9 sq m / 764 sq ft  
Outbuilding = 3.0 sq m / 33 sq ft  
Total = 73.9 sq m / 797 sq ft

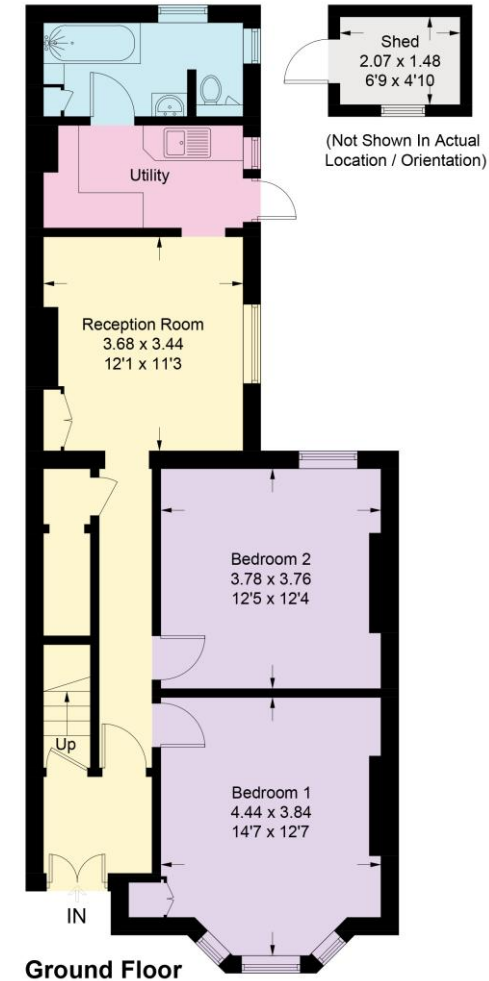


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292630)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	58 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: BRN250303**