



Lyonsdown Road, Barnet, EN5

Asking Price: £350,000
Leasehold

Lyonsdown Road, Barnet, EN5

Vacant and chain free, this well presented two double bedroom second floor flat is set to the rear of this well-maintained development and offers spacious living accommodation. The property is accessed via a welcoming entrance hall and features a generous rear-aspect lounge, a separate kitchen, and a modern three-piece bathroom.

Located in the sought-after Lyonsdown neighbourhood, the property is perfectly positioned for commuters. New Barnet Mainline Station is just a short walk away, providing direct links to London Kings Cross and Moorgate, while High Barnet Underground Station (Northern Line) is within a mile.

A range of local amenities are also within easy reach, including a Sainsbury's supermarket, New Barnet's leisure centre, PureGym, and the Everyman cinema, all within walking distance.

- **SECOND (TOP) FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **CHAIN FREE**
- **SPACIOUS LOUNGE**
- **KITCHEN**
- **THREE PIECE BATHROOM WITH ELECTRIC SHOWER**
- **ALLOCATED PARKING**
- **CHAIN FREE**
- **£1,540 P/A SERVICE CHARGE**
- **150 YEAR LEASE TERM**

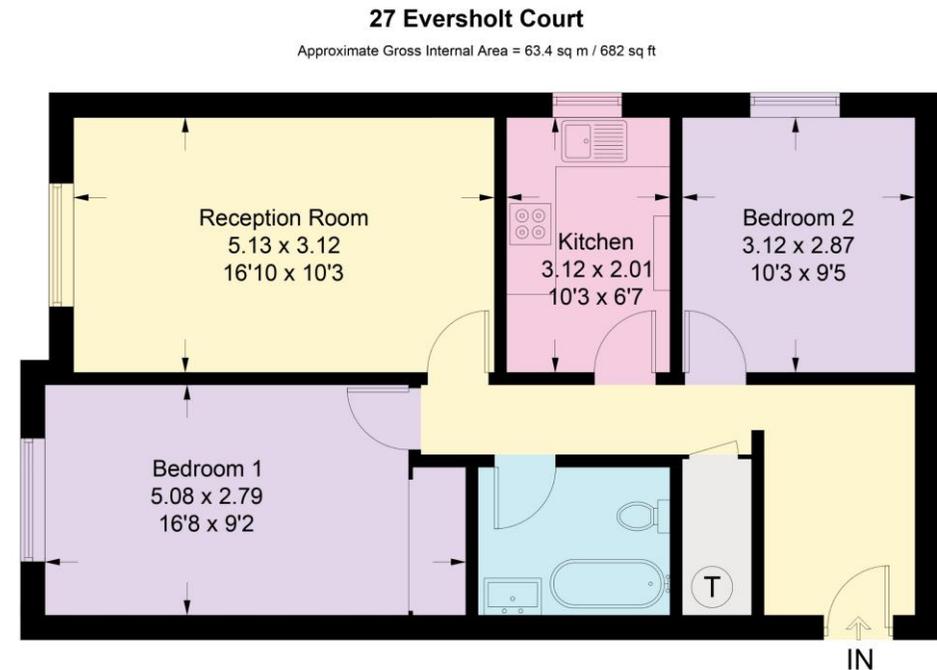


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281898)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Hunters Barnet

41 High Street
 High Barnet
 Barnet
 Hertfordshire
 EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN250391