



**Lyonsdown Road, New Barnet, Barnet, EN5**

**Asking Price: £335,000**  
*Share of Freehold*

# Lyonsdown Road, New Barnet, Barnet, EN5

A well presented one bedroom top floor flat, set within a well-maintained development and offering spacious, comfortable living throughout. The property is entered via a welcoming entrance hall and benefits from a generous size lounge, a separate fitted kitchen, and a modern three-piece bathroom suite.

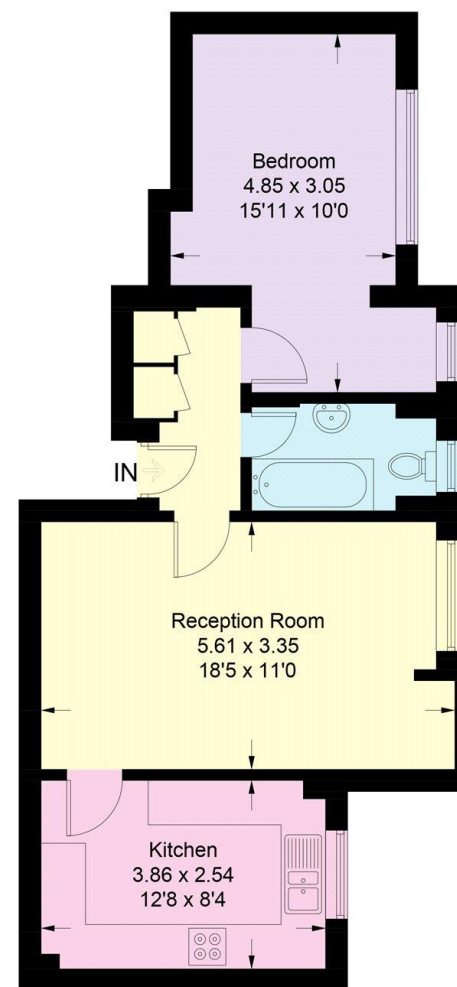
Situated in the highly sought-after Lyonsdown area, the property is ideally located for commuters. New Barnet Mainline Station is just a short walk away, providing direct services to London Kings Cross and Moorgate, while High Barnet Underground Station (Northern Line) is less than a mile away.

Residents also enjoy easy access to a wide range of local amenities, including a Sainsbury's supermarket, New Barnet Leisure Centre, PureGym, and the Everyman Cinema, all within walking distance.

- **SECOND (TOP) FLOOR FLAT**
- **SPACIOUS RECEPTION ROOM**
- **SEPARATE KITCHEN**
- **BEDROOM**
- **THREE PIECE BATHROOM**
- **RESIDENTS PARKING**
- **SHARE OF FREEHOLD**

## 18 Walton Court

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302809)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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: BRN260149