



Avondale Avenue, Barnet, EN4

Asking Price: £365,000
Leasehold

Avondale Avenue, Barnet, EN4

Set on a quiet residential turning close to Oak Hill Park, this well-presented two-bedroom first-floor maisonette benefits from a 70ft private rear garden.

The accommodation comprises an entrance hall, a bright south-facing reception room, modern fitted kitchen, two double bedrooms and a tiled three-piece family bathroom. Further benefits include gas central heating, a generous rear garden and a decked seating area.

The property is conveniently located within approximately half a mile of Oakleigh Park Station, providing services to King's Cross in around 20 minutes, and is also close to the well-regarded Church Hill Primary School.

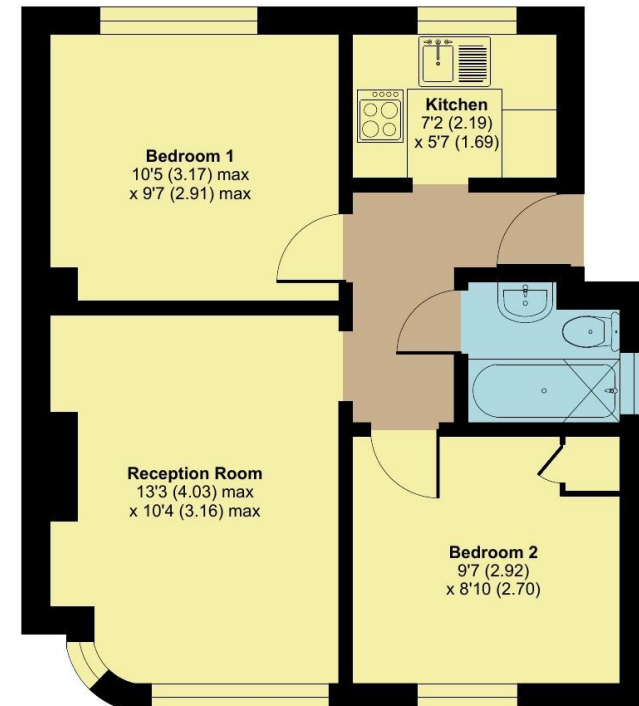
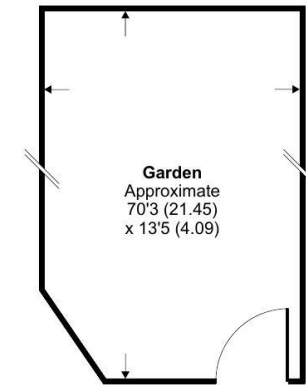
Ground rent (per annum): £3.90
Service Charge £0

- TWO BEDROOM MAISONETTE
- FIRST FLOOR
- WELL PRESENTED THROUGHOUT
- 70FT GARDEN
- MODERN FITTED KITCHEN
- TILED FAMILY BATHROOM
- LEASE IN EXCESS OF 900 YEARS * PEPPERCORN GROUND RENT
- MOMENTS FROM OAKHILL PARK
- CLOSE TO OAKLEIGH PARK STATION
- COUNCIL TAX BAND C

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Approximate Area = 448 sq ft / 41.6 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 41.6 SQ M
(448 SQ FT)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.

Reference: WHT260121

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