



Somerset Road, New Barnet, EN5

Asking price: £439,950
Share of Freehold

Located on a peaceful and sought-after residential turning, this generously sized two double bedroom ground floor flat benefits from a share of freehold, access to well-maintained communal gardens, and a private garage. Ideally positioned, the property offers excellent transport links and is close to a wide range of local shopping and leisure amenities.

The ground floor property features bright and airy living spaces, including a large lounge with patio doors opening onto a private west-facing balcony that overlooks the attractive communal gardens. Adjacent to the lounge is a well-proportioned kitchen/diner. Off the inner hall are two double bedrooms, a modern three-piece bathroom, and a separate shower room. Additional benefits include double glazing throughout and an entry-phone system.

Conveniently situated in the middle of High Barnet, Totteridge & Whetstone, and East Barnet, the property is well served by a selection of major supermarkets, including Waitrose, M&S Foodhall, and Sainsbury's. Excellent transport options are just a short walk away, with New Barnet Mainline Station (offering direct services to London King's Cross and Moorgate) and High Barnet Underground Station on the Northern Line.

Local amenities include a Tesco Metro, an Everyman Cinema, New Barnet Leisure Centre, and a wide variety of shops, cafés, and restaurants in High Barnet and Totteridge & Whetstone Town Centres.

Service Charge (per annum): £1,900.00

- **GROUND FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **BATHROOM & SHOWER ROOM**
- **SPACIOUS LOUNGE**
- **KITCHEN DINER**
- **PRIVATE WEST FACING BALCONY**
- **WELL MAINTAINED COMMUNAL GARDENS**
- **GARAGE**
- **SHARE OF FREEHOLD WITH LEASE TERM 999 YEARS FROM 2007**
- **BUY TO LET RESTRICTION**



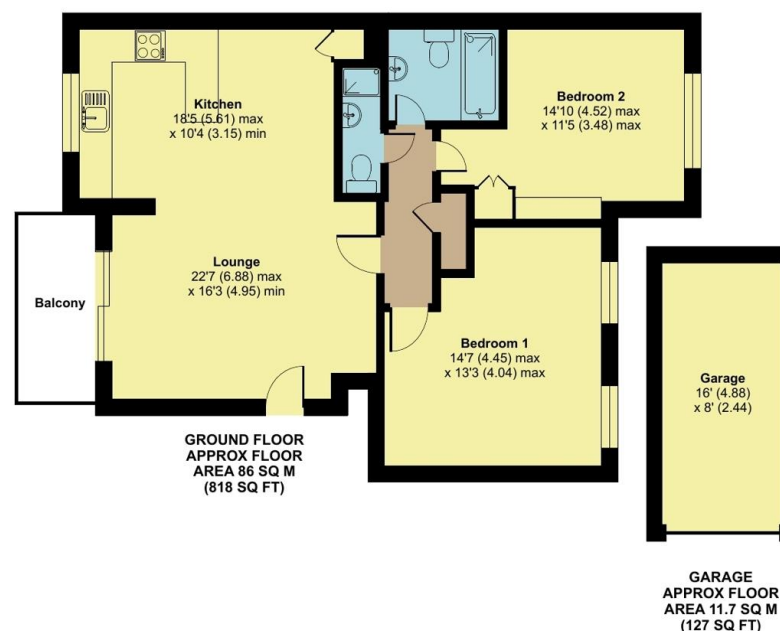
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Approximate Area = 818 sq ft / 76 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 945 sq ft / 87.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1294279











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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: BRN170478