



Lyonsdown Road, New Barnet, EN5

Offers in excess of: £465,000
Share of Freehold

Lyonsdown Road, New Barnet, Barnet, EN5

This light and spacious ground floor flat is located in a sought after and popular area, ideally positioned for commuters. New Barnet Mainline station is just a few minutes' walk away, offering direct services to London King's Cross and Moorgate, while High Barnet Northern Line Underground station is within a mile.

The accommodation features a large entrance hall with storage cupboards and comprises a rear aspect reception room with access to the garden, a modern fitted kitchen, two double bedrooms, a three-piece bathroom, and a separate guest WC.

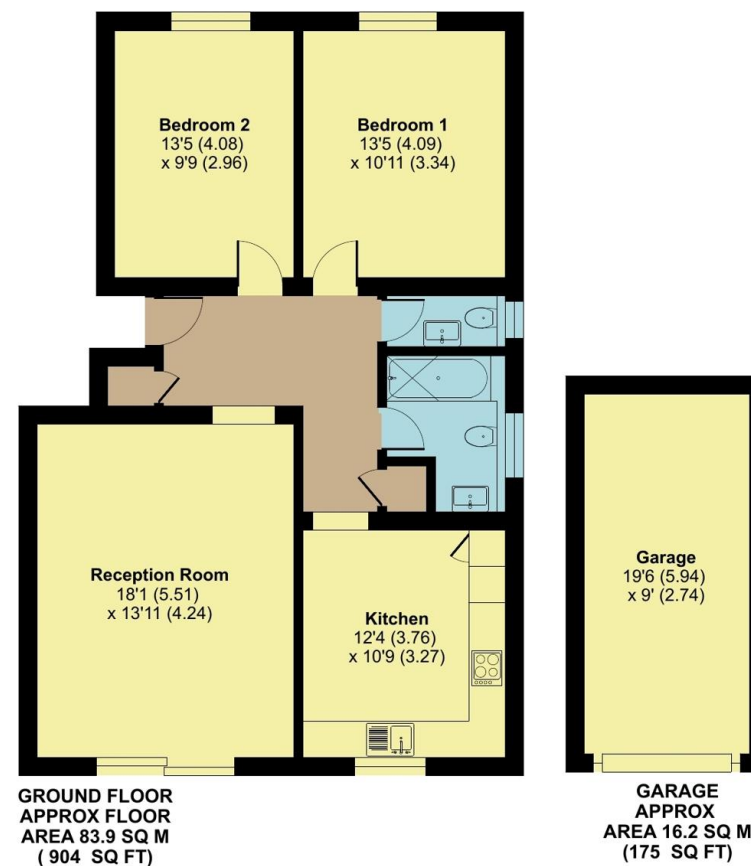
A variety of local amenities, including a Sainsbury's supermarket and New Barnet's recently opened leisure centre, are all within easy walking distance.

- **GROUND FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **MODERN FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **SPACIOUS ENTRANCE HALL**
- **GUEST WC**
- **GARAGE**
- **SHARE OF FREEHOLD**



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Approximate Area = 904 sq ft / 83.9 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1079 sq ft / 100.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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: BRN210102