



**Marriott Road, Barnet, EN5**

**OIEO: £375,000**  
*Leasehold*

# Marriott Road, Barnet, EN5

A spacious well-presented two bedroom top floor converted flat with private garden located in one of the areas much sought after roads ideally placed for its Town Centre High Street shops, bars, restaurants and leisure facilities, together with its transport links to include High Barnet underground with Northern line trains and links to London's West End & City.

The property sits adjacent to QE Boys school fields and provides pleasant views over gardens and Tennis Courts to rear. Accommodation is accessed from first floor to stairs within rising to top floor and comprises a front aspect reception room, open plan kitchen with granite work surfaces and breakfast bar, two double bedrooms and shower room.

- **TOP FLOOR CONVERTED FLAT**
- **TWO DOUBLE BEDROOMS**
- **RECEPTION ROOM**
- **FITTED KITCHEN**
- **SHOWER ROOM**
- **GARDEN**
- **PREMIER ROAD**
- **CHAIN FREE**
- **SERVICE CHARGE £2700 P/A**
- **100 YEAR LEASE TERM WITH PEPPERCORN GROUND RENT**

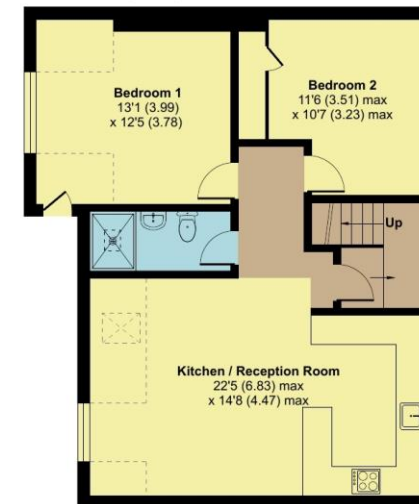
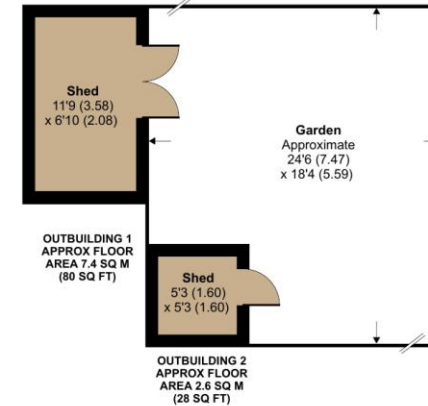


## Marriott Road, Barnet, EN5

Approximate Area = 692 sq ft / 64.2 sq m  
Limited Use Area(s) = 76 sq ft / 7 sq m  
Outbuildings = 108 sq ft / 10 sq m  
Total = 876 sq ft / 81.2 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR  
APPROX FLOOR  
AREA 71.3 SQ M  
(768 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters Property Group. REF: 1227486









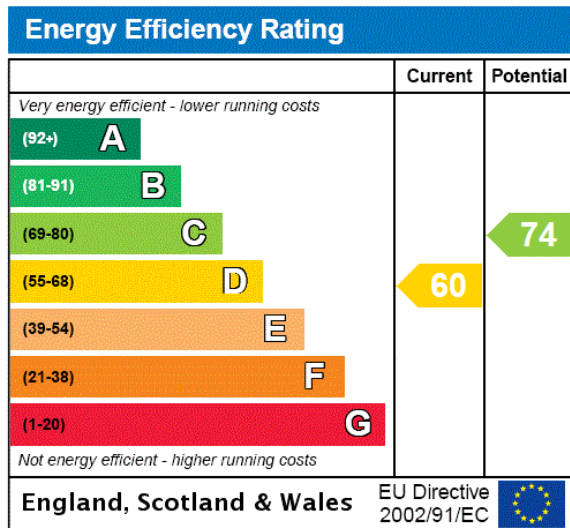












## Hunters Barnet

41 High Street  
High Barnet  
Barnet  
Hertfordshire  
EN5 5UW

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

E: [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://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: BRN230043**