



Artesian Grove, New Barnet, EN5

Asking Price: £325,000
Leasehold

Artesian Grove, New Barnet, EN5

This CHAIN FREE two bedroom ground floor flat situated in this secluded development comes with allocated parking space moments from New Barnet Mainline Station.

The property has recently been redecorated, with new flooring laid and features efficient A+ newly installed electric heaters. Accommodation comprises a spacious by fronted reception room, adjacent separate kitchen, two bedrooms and three piece modern bathroom.

The development sits close to New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations and within a mile of High Barnet underground (Zone 5 Northern Line). Ideally placed for numerous local shopping and leisure facilities to include Sainsburys and Aldi supermarkets and New Barnet's recently opened leisure centre and library.

- **GROUND FLOOR FLAT**
- **CHAIN FREE**
- **TWO BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **MODERN FITTED BATHROOM**
- **ALLOCATED PARKING**
- **COUNCIL TAX BAND D**



1 Artesian Grove

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

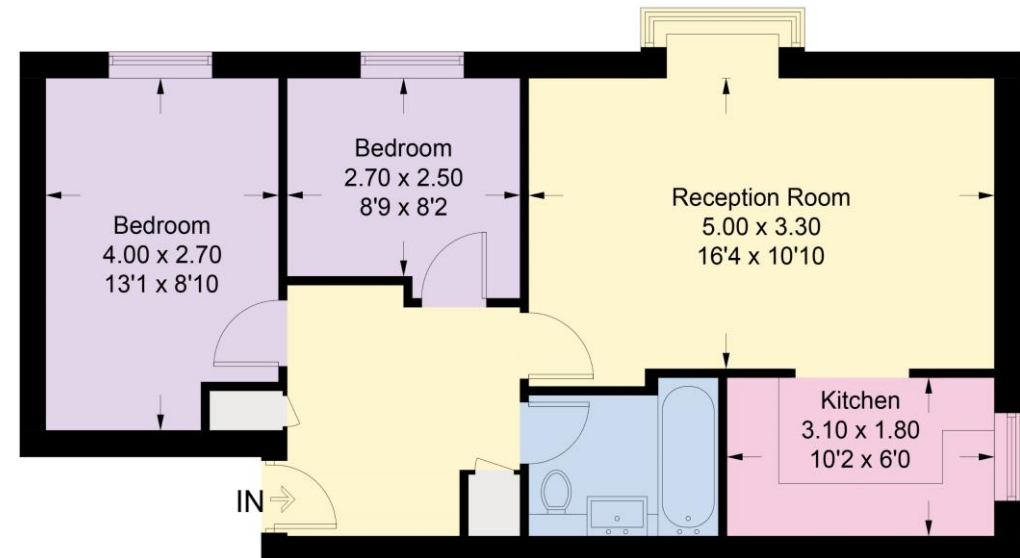


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190375)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(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: BRN230244