

# HUNTERS

RESIDENTIAL SALES AND LETTINGS

HILL COURT

5 - 6

**HILL COURT, CRESCENT ROAD, BARNET, EN4 9RH**  
**£385,000 LEASEHOLD**

*Built by well respected local builders W.S. Cook Ltd., this ground floor maisonette provides two good size bedrooms and it's own private garden ideal for summer BBQ's. With living room and separate kitchen diner there's plenty of space for couple's or family buyers. The property is situated approximately a quarter of a mile from New Barnet Station and within easy access of shopping facilities in both New and East Barnet. With the benefit of a 105 year lease this well maintained property is well worth viewing so call now to book your appointment.*

**TWO BEDROOM GROUND FLOOR MAISONETTE  
OWN REAR GARDEN WITH DIRECT ACCESS  
GOOD SIZE LOUNGE  
FITTED KITCHEN/BREAKFAST ROOM  
GAS CENTRAL HEATING \* DOUBLE GLAZING  
LEASE 163 YEARS FROM 29/09/1965  
COUNCIL TAX BAND F - £2,522.42  
EPC BAND D -63**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

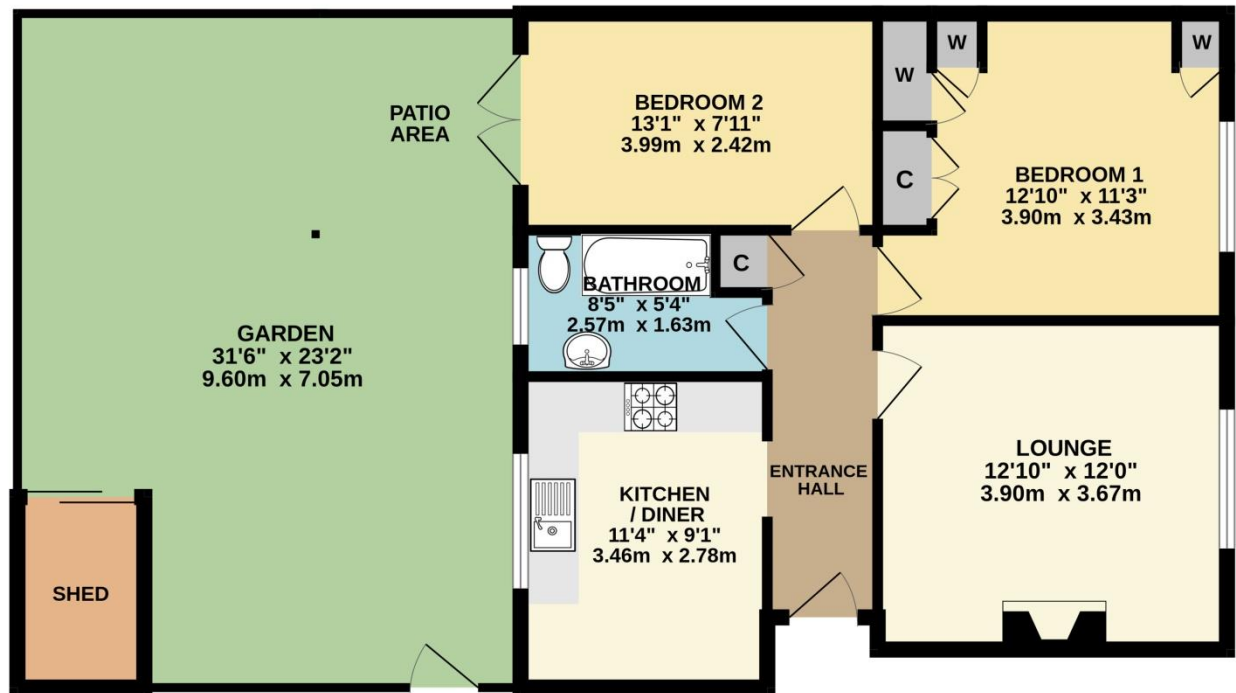


99 Russell Lane  
Whetstone  
N20 0BA  
020 8368 7138

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023







HILL COURT, CRESCENT ROAD, BARNET, EN4 9RH  
[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk) – 020 8368 7138

**HUNTERS**  
RESIDENTIAL SALES AND LETTINGS