



**Leicester Road, Barnet, EN5**

**Asking Price: £325,000**  
*Leasehold*



# Leicester Road, Barnet, EN5

A one bedroom converted flat set to the rear of this double fronted detached villa with own private garden and off street parking to front well placed for New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations together with High Barnet Northern line Underground.

Accommodation features original period features with fireplace, wood flooring and plenty of natural light from its large sash window to a spacious reception room, separate kitchen newly installed April 2022, bedroom and new three piece bathroom and central heating installed 2021. Externally the private rear garden benefits from having artificial grass and modern wooden planters.

Local shops and leisure facilities nearby include Tesco Metro in Greenhill Parade, Sainsburys supermarket, New Barnet's recently opened leisure centre and an Everyman cinema.

- **FIRST FLOOR CONVERTED FLAT**
- **OWN GARDEN**
- **OFF STREET PARKING**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **BEDROOM**
- **THREE PIECE BATHROOM**
- **178 YEAR LEASE TERM**
- **COUNCIL TAX BAND C**



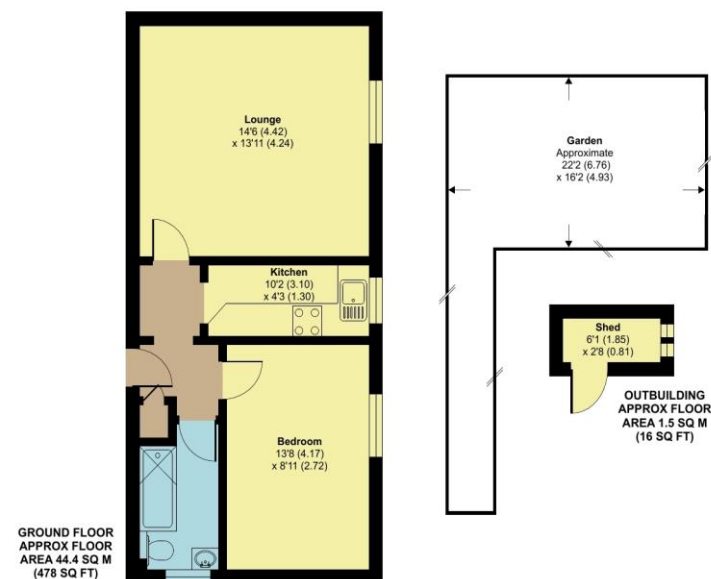
## Leicester Road, EN5

Approximate Area = 478 sq ft / 44.4 sq m

Outbuilding = 16 sq ft / 1.5 sq m

Total = 494 sq ft / 45.8 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). © richacorn 2023. Produced for Hunters Property Group. REF: 1044423















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

## Hunters Barnet

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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: BRN220177**