



Leicester Road, Barnet, EN5

Offers in excess of: £475,000.

Share of Freehold

Leicester Road, Barnet, EN5

A spacious ground floor two double bedroom, one en-suite, purpose built flat, one of only six flats of this well kept development, with share of freehold and featuring direct access to garden

Accommodation is accessed into a spacious entrance hall with good size cupboard space leading to L shaped spacious lounge/diner with front aspect balcony and direct access to communal gardens to rear, a separate fitted kitchen with integrated appliances, granite work surfaces and underfloor heating, two double bedroom, one en-suite, and further three piece bathroom both with underfloor heating.

The apartment lies within a few minutes' walk of both New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations and High Barnet Northern line Underground. Local shops and leisure facilities nearby include a local Tesco metro an Everyman cinema, New Barnet's leisure centre and High Barnet Town Centre.

Service Charge (per annum): £2,000.00

- GROUND FLOOR FLAT WITH SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- EN-SUITE SHOWER ROOM
- THREE PEICE BATHROOM
- BALCONY/PATIO
- DIRECT ACCESS TO GARDEN
- GARAGE
- SERVICE CHARGE £2000 P/A

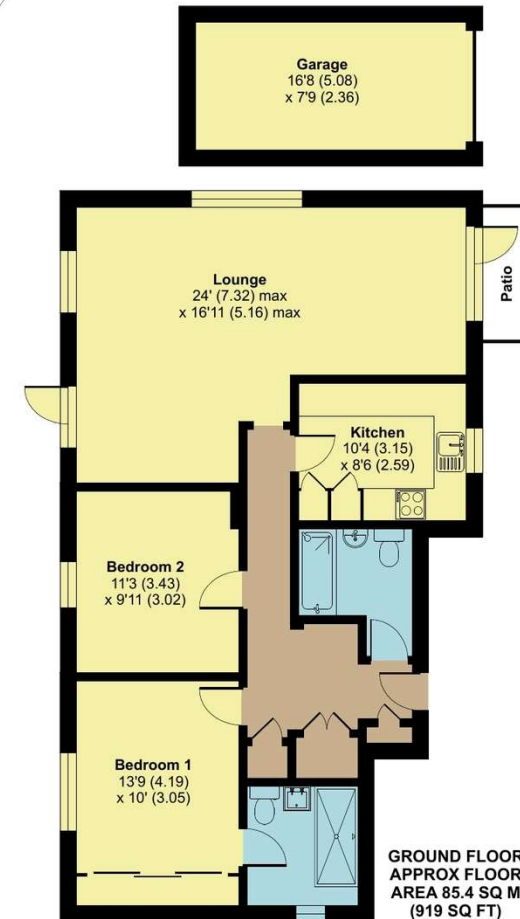
Leicester Road, Barnet, EN5

Approximate Area = 919 sq ft / 85.4 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 1049 sq ft / 97.5 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). © ncbecom 2023. Produced for Hunters Property Group. REF: 1081900











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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: **BRN240048**