



**East Barnet Road, Barnet, Hertfordshire, EN4**

**Asking Price: £330,000**

*Leasehold*

# East Barnet Road, Barnet, Hertfordshire, EN4

This two bedroom first & second floor maisonette comes with its own entrance, off street parking and is conveniently located close to both East & New Barnet's array of shops and transport links.

First floor accommodation comprises open plan kitchen living room with modern units and flooring, double bedroom, three piece family bathroom. To the second floor which has recently been converted there is an additional bedroom with en-suite W/C.

Situated close to New Barnet mainline station offering direct links into central London and moments from East Barnet Village with its array of shops & cafes.

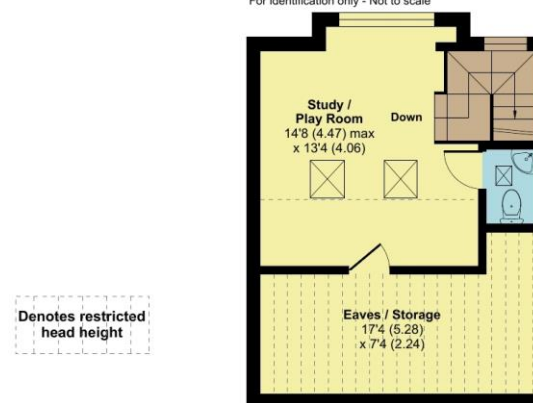
- **FIRST & SECOND FLOOR MAISONETTE**
- **TWO BEDROOMS**
- **OWN ENTRANCE**
- **OFF STREET PARKING**
- **MODERN KITCHEN**
- **FAMILY BATHROOM & ADDITIONAL SEPARATE WC**
- **WALKING DISTANCE TO NEW BARNET STATION**
- **CLOSE TO EAST BARNET VILLAGE**
- **LEASE 95 YEARS REMAINING, NO SERVICE CHARGE**
- **COUNCIL TAX BAND C**



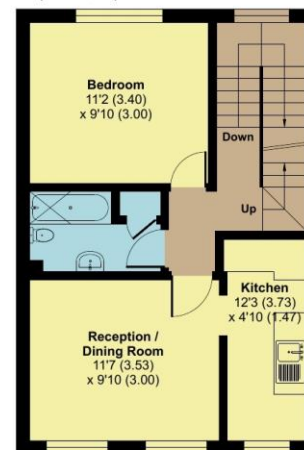
## East Barnet Road, Barnet, EN4

Approximate Area = 635 sq ft / 59 sq m  
Limited Use Area(s) = 196 sq ft / 18.2 sq m  
Total = 831 sq ft / 77.2 sq m

For identification only - Not to scale



SECOND FLOOR  
APPROX FLOOR  
AREA 15.9 SQ M  
(171 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 2.9 SQ M  
(31 SQ FT)

FIRST FLOOR  
APPROX FLOOR  
AREA 40.2 SQ M  
(433 SQ FT)

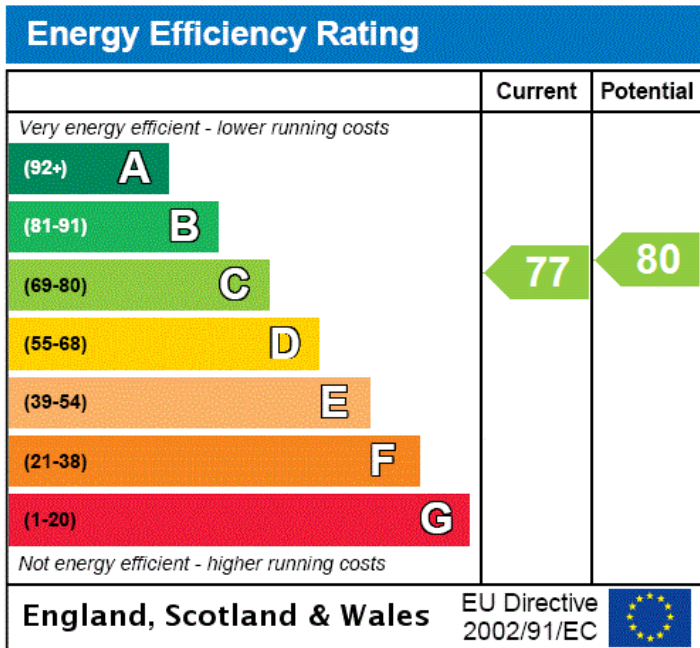


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters - Barnet & Whetstone, REF: 1114972









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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: BRN160379**