



**Lyonsdown Road, New Barnet, Barnet, EN5**

**Asking Price: £515,000**  
*Share of Freehold*

# Lyonsdown Road, New Barnet, Barnet, EN5

A light and extremely spacious penthouse apartment situated in a sought after and popular location ideally situated for a commute with New Barnet Mainline station within a few minutes' walk providing direct links to London's Kings Cross and Moorgate Stations and with High Barnet Northern line Underground within a mile. A number of local shops to include a Sainsburys supermarket and New Barnet's recently opened leisure centre are all within a short walk.

The well-presented apartment offers living accommodation spanning the full width of the top floor providing commanding tree top South facing views towards London. Accessed into a generous size entrance hall with walk in cupboard and eaves storage space, an inner hall leads to a 25'2x13'11 lounge/diner. A further hall gives access to a fitted kitchen breakfast room, further walk in cupboard with eaves storage space and guest wc. There are two double bedrooms and three piece bathroom. A garage sits en-bloc within neatly tended communal gardens and further benefits include a Share in Freehold.

- **1323sqft (123m2) PENTHOUSE FLAT**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE/DINER 25'2x13'11**
- **SPACIOUS ENTRANCE HALL & FURTHER INNER HALL**
- **KITCHEN BREAKFAST ROOM**
- **THREE PIECE BATHROOM**
- **GUEST WC**
- **GARAGE**
- **SHARE OF FREEHOLD**
- **SERVICE CHARGE £104 PER MONTH**
- **COUNCIL TAX BAND D**



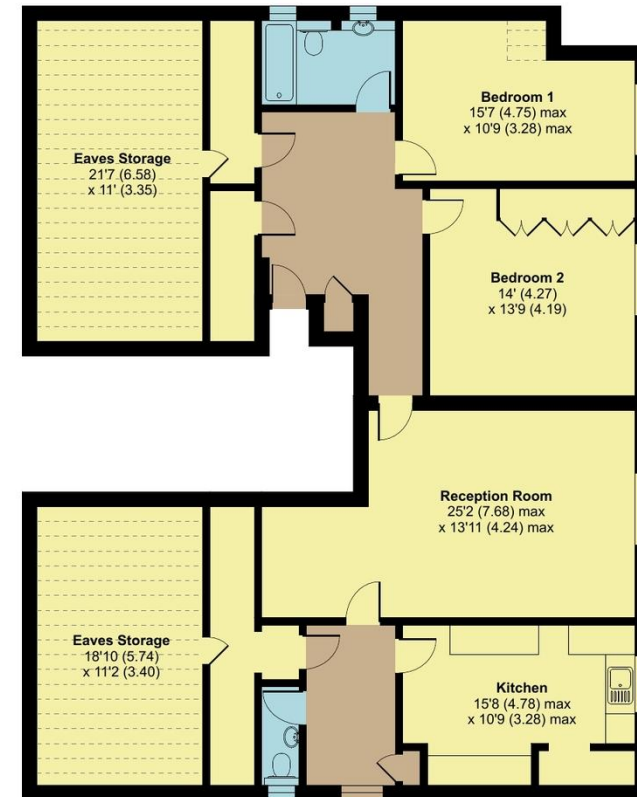
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Approximate Area = 1323 sq ft / 123 sq m  
Limited Use Area(s) = 478 sq ft / 44.4 sq m  
Total = 1801 sq ft / 167.3 sq m

For identification only - Not to scale



Denotes restricted head height



THIRD FLOOR  
APPROX FLOOR  
AREA 167.3 SQ M  
(1801 SQ FT)


Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nōchecom 2023.  
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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>		
(55-68)		
<b>D</b>	60	67
(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: BRN230221**