



**Mays Lane, Barnet, EN5**

**Offers in excess of: £675,000.**  
*Leasehold*



# Mays Lane, Barnet, EN5

The property offers, two bathrooms, a spacious lounge, and a separate kitchen/dining space with built in appliances and by-folding doors to access the south facing garden.

The main bedroom benefits from a balcony and En-Suite Bathroom. The second bedroom offers a Juliette Balcony. This property comes with an approx. 991year leasehold, Ground rent £200pa, Service Charge £169.92 Pa, the owner has applied for the freehold and has the remainder of the 10-year NHBC cover started in 2016.

Well, placed for Ofsted's outstanding Whiting's Hill primary school approximately one mile from High Street shops and The Spires shopping precinct housing Waitrose and H&M together with High Barnet underground station and a further number of highly regarded schools to include Queen Elizabeth's Boys Grammar, Queen Elizabeths Girls and Barnet's new Ark Pioneer academy.

- **THREE BEDROOMS**
- **END OF TERRACE**
- **DETACHED GARAGE**
- **DECKED SOUTH FACING GARDEN**
- **MODERN FITTED KITCHEN**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED**
- **BALCONY**
- **SOLAR PANELS**
- **COUNCIL TAX BAND E**

## Mays Lane, Barnet, EN5

Approximate Area = 1048 sq ft / 97.3 sq m

Garage = 230 sq ft / 21.3 sq m

Outbuilding = 22 sq ft / 2 sq m

Total = 1300 sq ft / 120.6 sq m

For identification only - Not to scale





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	92
(69-80) <b>C</b>		
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

#### 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: BRN240239**

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