



Lancaster Road, Barnet, EN4

Asking Price: £370,000
Share of Freehold

Lancaster Road, Barnet, EN4

This modern, well-presented two-bedroom first-floor flat, located at the rear of this attractive development, offers secure gated parking and is ideally situated near New Barnet Station.

The development is well-managed, with a bright and spacious communal hall and staircase, accessible via a video entryphone system. The flat itself boasts contemporary living spaces, featuring an efficient 'C' rated EPC. It includes a reception room with a bay window, as well as an open-plan fitted kitchen. Both bedrooms are accessed from the hallway, with one benefiting from an en-suite shower room.

The property is conveniently located for New Barnet Mainline Station, providing direct connections to London's Kings Cross and Moorgate stations, as well as High Barnet on the Northern Line. Additionally, there are several local amenities nearby, including a Sainsbury's supermarket, an Everyman cinema, PureGym, and New Barnet's newly opened leisure centre, which includes a pool and library.

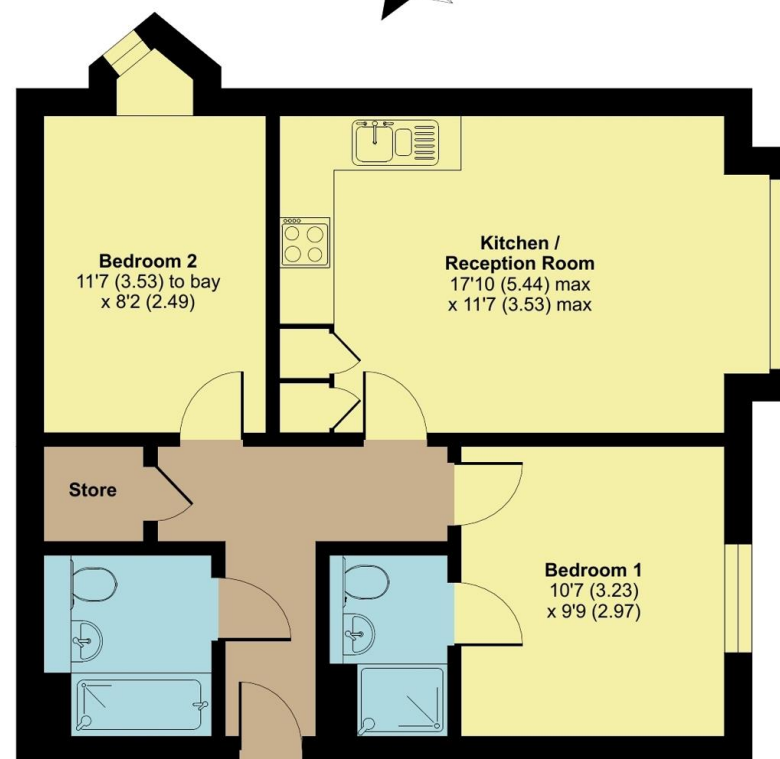
- **FIRST FLOOR PURPOSE BUILT FLAT**
- **RECEPTION ROOM**
- **OPEN PLAN KITCHEN**
- **TWO BEDROOMS**
- **THREE PIECE BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **SECURE GATED PARKING**
- **SHARE OF FREEHOLD**
- **CHAIN FREE**



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Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 54.6 SQ M
(588 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters Property Group. REF: 1183904









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	

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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: BRN240305