



Warwick Road, Barnet, EN5

Asking Price: £330,000
Leasehold

Warwick Road, Barnet, EN5

This well presented first floor flat located in a highly desirable location is ideally situated for a commute with both New Barnet Mainline station within a few minutes' walk providing direct links to London's Kings Cross and Moorgate Stations and High Barnet Northern line Underground. Local shops and leisure facilities nearby include Tesco Metro in Greenhill Parade, Sainsburys supermarket, New Barnet's recently opened leisure centre and an Everyman cinema.

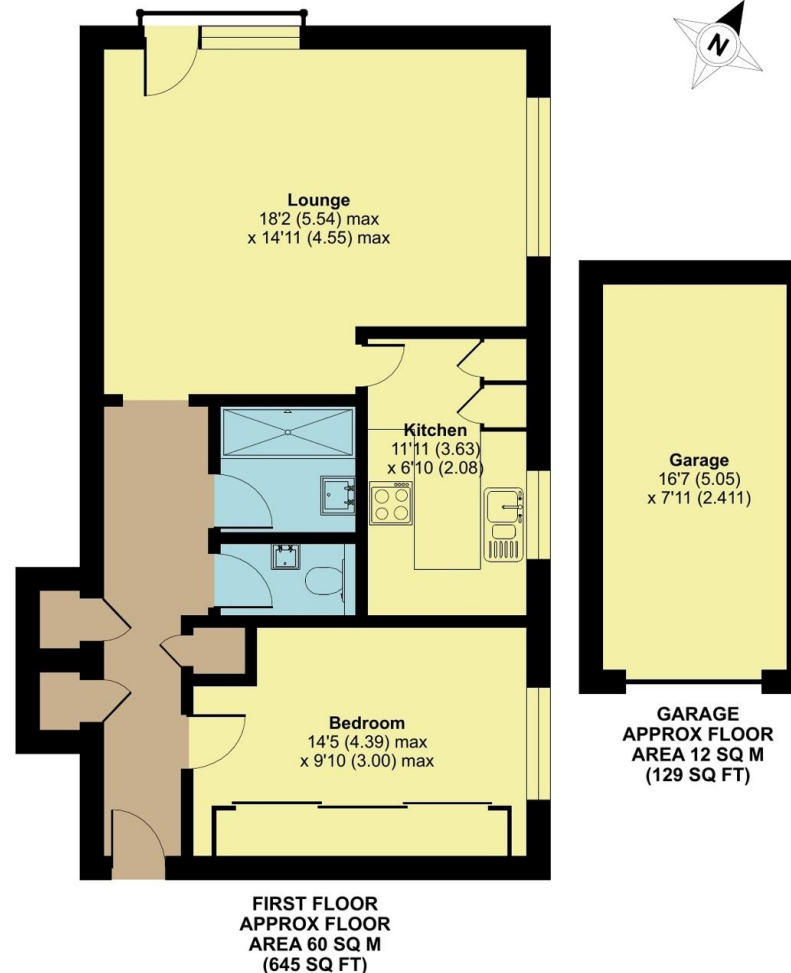
Accommodation is accessed via entrance hall with three storage cupboards and comprises and large and spacious dual aspect reception room enhanced with double glazed windows and Juliette balcony overlooking communal gardens, fitted kitchen with high gloss finished units and double bedroom with built in cupboards, shower room with shower cubicle, wall hung wash basin and separate w.c.

- **SPACIOUS FIRST FLOOR FLAT**
- **JULIETTE BALCONY**
- **GARAGE**
- **645sqft (59.9m2)**
- **DUAL ASPECT RECEPTION ROOM**
- **SEPARATE FITTED KITCHEN**
- **LARGE DOUBLE BEDROOM**
- **SHOWER ROOM & SEPARATE W/C**
- **ENTRANCE HALL WITH THREE STORAGE CUPBOARDS**



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Approximate Area = 645 sq ft / 59.9 sq m
Garage = 129 sq ft / 12 sq m
Total = 774 sq ft / 71.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1327743











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Reference: BRN250022