



Bulwer Road, Barnet, EN5

Offers in excess of: £400,000
Share of Freehold

Bulwer Road, Barnet, EN5

Tastefully Presented Two-Bedroom conversion with Private South-Facing Garden

This well-presented two-bedroom first-floor conversion offers 675 sq. ft. of versatile living space arranged over two levels, complete with a private south-facing rear garden.

On the first floor, the layout comprises a separate fitted kitchen, a three-piece bathroom, a bright living/dining room, and a double bedroom. The second floor features a spacious and light-filled bedroom with ample eaves storage.

The private south-facing garden is accessed via a gated side entrance from the front of the property—ideal for outdoor entertaining and relaxation.

Situated within close proximity to New Barnet Mainline and High Barnet Underground stations, the property is ideally located for commuters, offering direct links to London Kings Cross and Moorgate. A variety of local amenities are also nearby, including Tesco Metro, Sainsbury's supermarket, Everyman Cinema, Pure Gym, and New Barnet's newly opened leisure centre with pool and library.

- **SPLIT LEVEL CONVERSION**
- **TWO DOUBLE BEDROOMS**
- **979 YEAR LEASE**
- **PRIVATE SOUTH FACING GARDEN**
- **THREE PIECE BATHROOM**
- **SEPERATE KITCHEN**
- **APPROXIMATELY 700 SQ FT OF LIVING SPACE**



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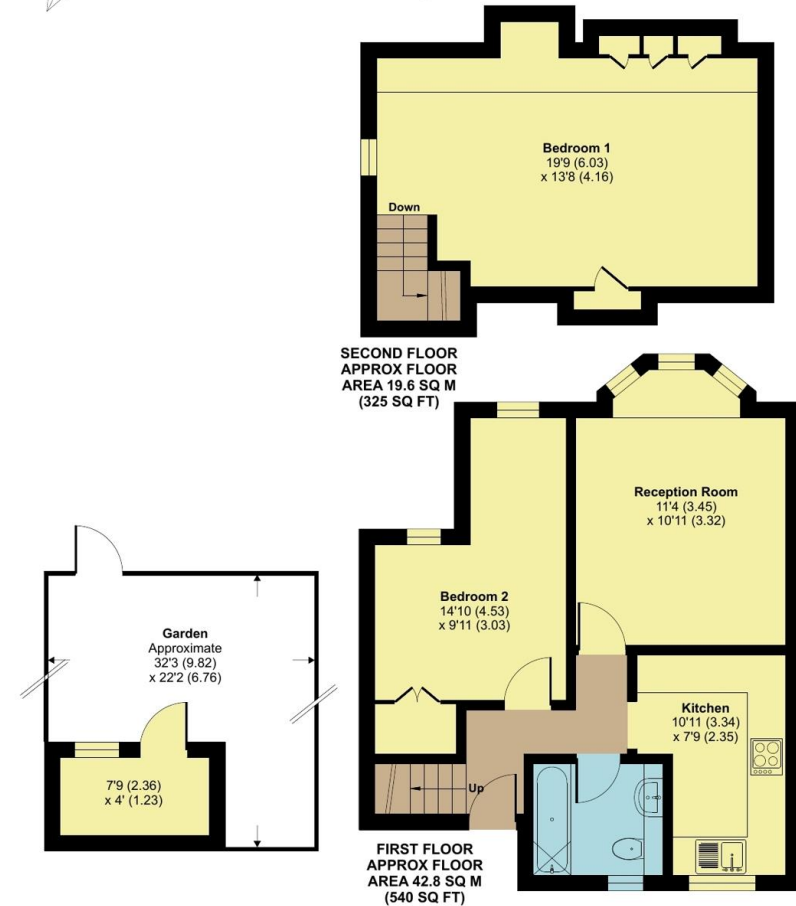
Approximate Area = 673 sq ft / 62.5 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 752 sq ft / 69.7 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). © richcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1291028











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: BRN250164

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