



Avondale Avenue, Barnet, EN4 8ND

Asking Price: £390,000

Leasehold

Avondale Avenue, Barnet, EN4 8ND

Set on this quiet residential turning close to Oak Hill Park this two bedroom ground floor maisonette with off street parking and 100ft private rear garden.

Accommodation comprises, entrance hall with utility cupboard, reception room with french doors, modern fitted kitchen, main bedroom with fitted wardrobes, second bedroom and tiled three piece family bathroom. The property benefits from large rear garden and patio area, off street parking and gas central heating.

The property is located within half a mile of Oakleigh Park Station (Kings Cross approx. 20 mins) and close to the well-regarded Church Hill Primary School.

- **TWO BEDROOM MAISONETTE**
- **GROUND FLOOR GARDEN FLAT**
- **WELL PRESENTED THROUGHOUT**
- **100FT GARDEN * OFF STREET PARKING**
- **MODERN FITTED KITCHEN**
- **TILED FAMILY BATHROOM**
- **LEASE IN EXCESS OF 900 YEARS * PEPPERCORN GROUND RENT**
- **MOMENTS FROM OAKHILL PARK**
- **CLOSE TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND C**



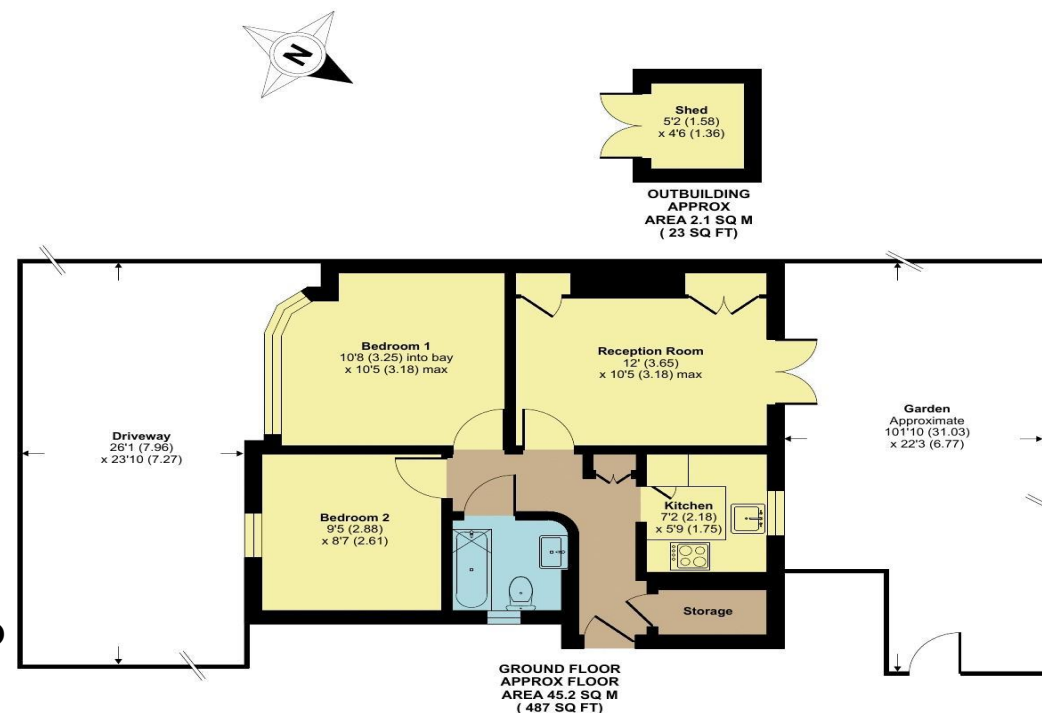
Avondale Avenue, Barnet, EN4

Approximate Area = 487 sq ft / 45.2 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 510 sq ft / 47.3 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:1353549











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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.

Hunters Whetstone

99 Russell Lane
Whetstone
N20 0BA

T: 020 8368 7138

E: info@hunters-whetstone.co.uk

www.hunters-whetstone.co.uk