

MAUNDER TAYLOR

FOR SALE TWO BEDROOM FLAT



GOLDSMITH ROAD, FRIERN BARNET, N11

This two bedroom, split-level conversion, within this Edwardian mid-terrace property, is offered to the market **chain free**, and is ideal for both owner occupiers and investors. The property requires refurbishment throughout, with potential for reconfiguration such as open-plan living area (subject to necessary permission and consents). The property benefits from a front garden.

The property is conveniently situated for the local shops and transport facilities of Friern Barnet, it is in the catchment area of local schools, and the green open spaces of both Friary Park and Bethune Park are nearby. New Southgate mainline station is within three quarters of a mile, and the large Tesco's and retail park just off the North Circular Road (A406), is within a mile.

An internal inspection is highly recommended – all viewings are strictly by appointment only.

FEATURES AND ACCOMMODATION

2 BEDROOMS • RECEPTION • KITCHEN • BATHROOM/WC
CENTRAL HEATING • FRONT GARDEN

'Offers in excess of': £310,000 - Leasehold

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



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Street entrance door opening to shared hallway with mosaic floor tiles, and the door to the flat's ground floor entrance lobby with staircase rising to the lower landing, with bathroom & bedroom 2 and further stairs to the upper landing, with access to loft, and doors opening to kitchen, reception room and bedroom 1.

Reception

Radiator, decorative fireplace, double glazed windows to front.

Kitchen

Wall and base units, sink & drainer, wall mounted *Worcester* boiler, radiator, double glazed window to front.

Bedroom 1

Radiator, built-in cupboard, double glazed window to rear.

Bedroom 2

Radiator, double glazed window to rear.

Bathroom

Bath with hand held shower spray, pedestal wash hand basin, WC (part plumbed), part tiled walls, radiator, frosted window to side.

EXTERIOR

Front garden demised to the property.

Tenure:

New 99 year lease from 1st June 2007 (approximately 83 years remaining).



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



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