

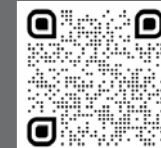
EAST BARNET ROAD

NEW BARNET - EN4

THOMAS
JAMES
ESTATE AGENTS



- ONE DOUBLE BEDROOM APARTMENT
- IMMACULATE VICTORIAN CONVERSION
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO NEW BARNET STATION
- SHARED GARDEN
- OFF-STREET PARKING



FOR SALE
£250,000
LEASEHOLD

EAST BARNET ROAD

NEW BARNET - EN4



1 BEDROOM APARTMENT

£250,000

IN BRIEF

This absolute gem of an apartment occupies the second (top) floor of a Victorian semi detached property in the heart of New Barnet. Surrounded by shops and restaurants, this one bedroom property is just a couple of minutes' walk from the train station. With its own section of the rear garden and off-street parking spaces this one bedroom apartment would make an ideal first home, pied a terre, or investment property.

PROPERTY DESCRIPTION

This apartment exemplifies bijou living at its best. All space is maximised by thoughtful planning, and considered yet characterful décor that creates an appealing ambience whilst emphasizing the excellent natural light in this dual aspect property.

The main entrance to the property is accessed via a private pedestrian path along the side of the building. Once inside, the apartment front door is on the first floor. From here there is a stairway (with a south-facing window and garden views) up to the second floor landing, which is home to a neat workspace area. Beyond this are doors to the living room, bedroom and bathroom, and an open doorway to the separate kitchen.

The living room has space for lounge and dining areas. It has a large north-facing window, and a relaxing atmosphere thanks to all-white walls and woodwork, downlighters, and a pale grey wood laminate floor. The separate kitchen opposite has a logical layout and is well-equipped, with handleless fitted wall and floor cabinets that house a combination of integrated and freestanding appliances, and a smart monochrome tiled splashback. The window above the sink is south facing with views over the rear garden.

COUNCIL TAX BAND: B
BARNET COUNCIL

EPC RATING: D

LEASE: 89 YEARS
SERVICE CHARGE: £578 P/A
GROUND RENT: £100 P/A



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PROPERTY DESCRIPTION CONTINUED...

The double bedroom is a serene sanctuary. Bathed in calming north light, it has space for a large double bed and bedroom furniture. The décor matches that of the living room, fostering a sense of coherence. The bathroom continues the monochrome theme, with a delightful mix of gloss white metro tiles, hexagonal black mosaic floor tiles, a white bath, washbasin console, and high-tech WC, and a black shower, taps and heated towel rail. A high-level window provides natural light and ventilation.

The apartment is in an immaculate condition throughout with high quality fixtures and fitting, including a smart home system to control the heating, lighting, and entryphone.

Outside, the side pathway leads to an unusually long rear garden. Extending to almost 100 ft, this is split lengthways down the middle, with one side owned by each of the two apartments in the building. In practice, the current owners have an informal arrangement to share the whole space, which is divided into areas of lawn and hard standing and provides several off-street parking spaces. The end of the garden has vehicle access from Lytton Road.

LOCAL LIFE

- The apartment is at the heart of the friendly New Barnet neighbourhood with its many local shops, restaurants, and other amenities.
- New Barnet train station is virtually opposite the apartment. From here you can be in King's Cross in 21 minutes and Moorage in the City in 31 minutes.
- There are plenty of green spaces within walking distance, from Victoria Recreation Ground (and New Barnet Leisure Centre) just ten minutes away, to the extensive Trent Park just over a mile from your door.

VIDEO



TRANSPORT

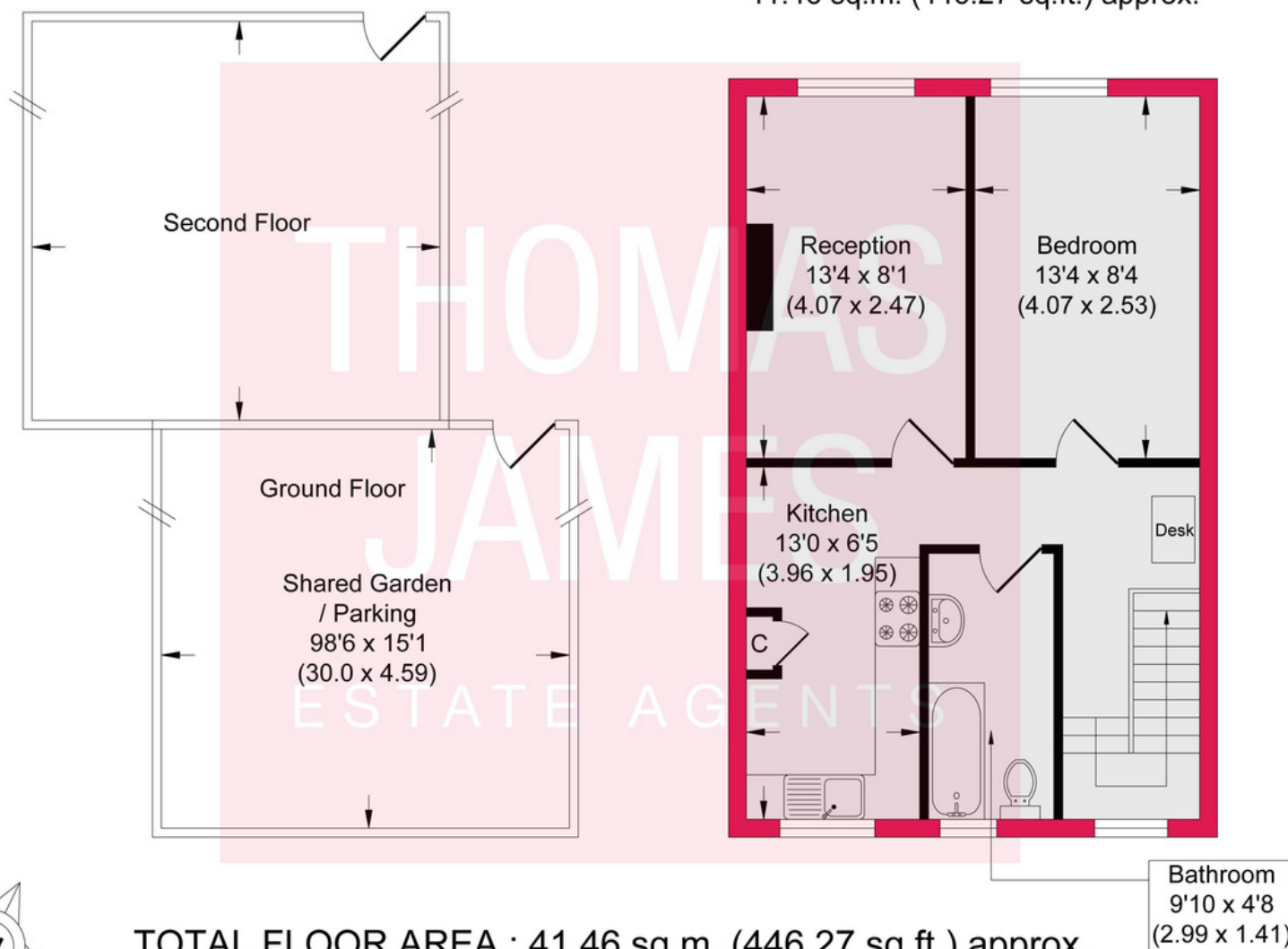


All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

First Floor
41.46 sq.m. (446.27 sq.ft.) approx.



TOTAL FLOOR AREA : 41.46 sq.m. (446.27 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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