

## FOR SALE

### SPACIOUS SECOND FLOOR FLAT WITH BALCONY



#### 5, ASHWOOD LODGE, STATION ROAD, NEW BARNET, EN5 1QF

Originally built as a 3 double bedroom flat, but currently configured with 2 bedrooms, with en-suite bathroom to master, and now benefitting from a large reception room through to a dedicated dining area with a south easterly aspect balcony.

The property is conveniently situated between High Barnet underground station (Northern Line), and New Barnet station (Main Line), and benefits from secure gated entrance with video intercom, secure parking to rear, and lift service to the upper floors.

*Viewings available, strictly by appointment only*

#### FEATURES AND ACCOMMODATION

TWO DOUBLE BEDROOMS • EN-SUITE BATHROOM • SHOWER ROOM/WC  
RECEPTION ROOM with SEPARATE DINING AREA • KITCHEN • GAS CENTRAL HEATING  
DOUBLE GLAZING • BALCONY • LIFT • COMMUNAL GARDEN • CHAIN FREE • SECURE PARKING

**PRICE: £535,000 - SHARE OF FREEHOLD – CHAIN FREE**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

## Accommodation

Communal entrance lobby, with stairs and lift rising to upper floors. Flat 5 is situated on the second floor – front door opening to: -

## Entrance Hallway

With video door entry system, decorative coving, storage cupboard (formerly housing hot water cylinder), radiator and doors opening to;

## Living Room

Decorative coving, radiator, high level double glazed window to side, double glazed sliding patio door opening to balcony (front facing), opening to;

## Dining Area

### (Formerly Bedroom 3)

Decorative coving, radiator, double glazed window to front (original door to hallway now removed).

## Kitchen

Range of fitted wall and base units, 1 ½ bowl sink and drainer with mixer tap and waste disposal, gas hob with hood above, electric oven and grill, space for combination oven/microwave, space for fridge freezer, washing machine & dishwasher, wall mounted Worcester combination boiler, tiled floor, tiling to walls, double glazed window to side.

## Bedroom

Fitted wardrobes, plus integrated dressing table, drawer units and display shelving, decorative coving, radiator, double glazed window to front. Door leading to;

## En-suite Bathroom

Comprising low flush WC, pedestal wash hand basin, panel enclosed bath with mixer tap and hand held shower spray. Towel radiator, fully tiled walls and floor, high level obscure glass double glazed window to side.

## Bedroom

Fitted wardrobe, decorative coving, radiator, double glazed window to front.

## Shower Room

Comprising shower enclosure, sink set on vanity unit, low flush WC, air extractor, towel radiator, fully tiled walls and floor.

## Outgoings

Service Charge: TBA

## Communal Garden & secure parking



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# MAUNDER TAYLOR

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5 Ashwood Lodge, Station Road, EN5 1QF

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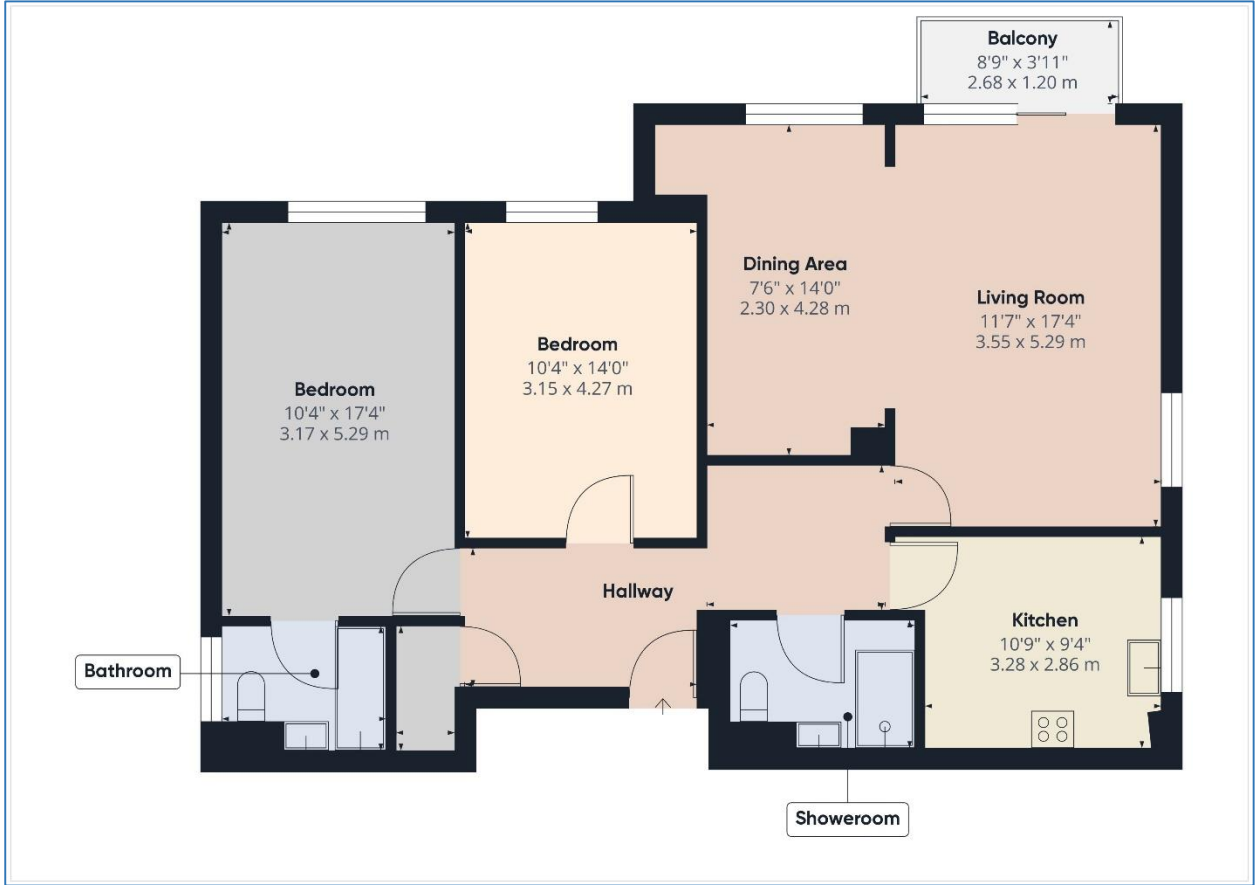
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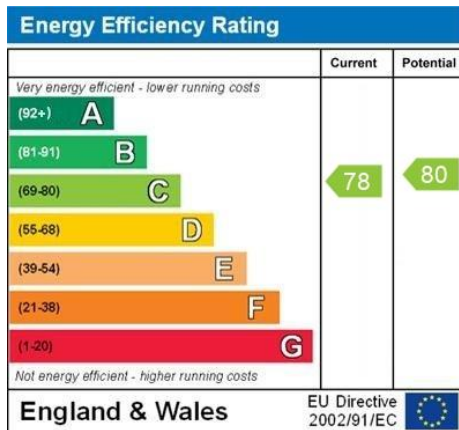
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Note: Floor plan is for identification purposes only - not to scale



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