

Hamptons

INTERNATIONAL



Lyonsdown Road, New Barnet, EN5

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GUIDE PRICE

£650,000

(£645,000)

Property details



Key features

- Ground Floor
- Own Front Door
- Entryphone
- Garage
- Off Road Parking
- Wood Flooring to the Hallway & Ben
- Sitting Room
- Office
- Dining Room
- Kitchen/Breakfast Room

Attributes

- Apartment

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Description

Ground floor apartment in excess of 1400 sq ft, with its own front door, two double bedrooms, two bathrooms and generous living space, complete with direct use of rear communal garden and its own garage. Set within a small, exclusive block of just ten apartments, this generously proportioned ground floor flat, in excess of 1,400 sq ft of well-designed living space. Quietly located at the rear of the building, the property benefits from its own private entrance and does not share the communal areas of the main block. A wide reception hallway, complete with a walk-in storeroom, additional storage cupboards, and 'his and hers' shoe cupboards. The spacious living room has sliding doors onto a private, easterly-facing terrace. A feature arch leads into a versatile office area, which in turn flows through to the dining room, creating an ideal layout for both everyday living and entertaining. The kitchen/breakfast room also enjoys views over the peaceful rear gardens. There are two generously sized double bedrooms, each with built-in wardrobes and rear aspect. The apartment also features a modern shower room with a double-width shower and built-in storage, as well as a separate, tiled bathroom, conveniently positioned close to both bedrooms. Outside, the mature, well-tended communal gardens. The space directly in front of the flat provides an almost private outdoor area, your own garage and off-street parking space. Situation The property is within walking distance of the Main Line station and local bus routes. A range of shopping amenities in both New Barnet and nearby Whetstone, while Greenhill Park and Brook Farm Open Space offer wonderful options for leisurely walks and outdoor enjoyment. Property Ref Number: HAM-58388 Additional Information Service charge includes external maintenance, garden, building insurance and window cleaning.











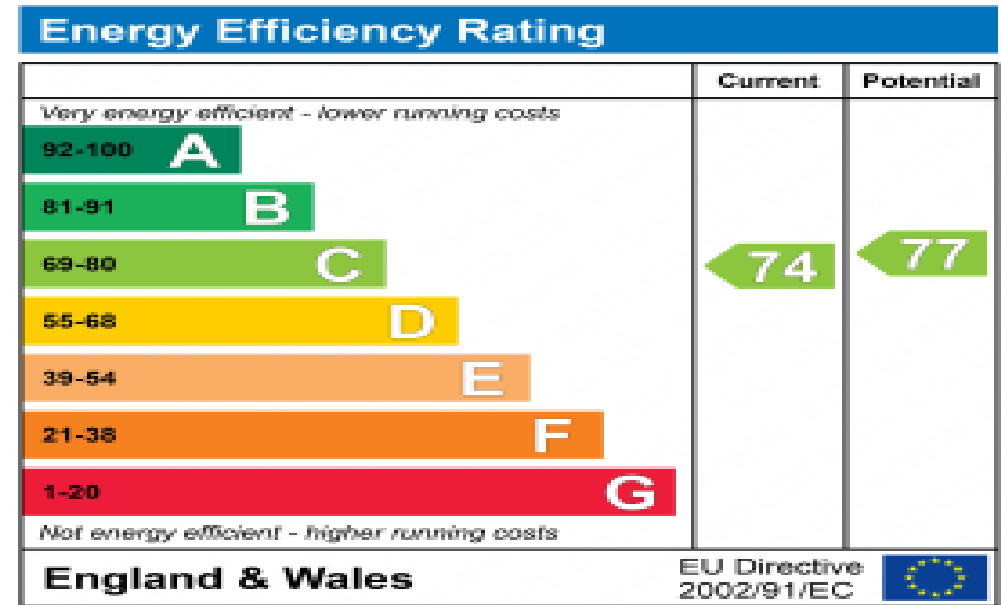






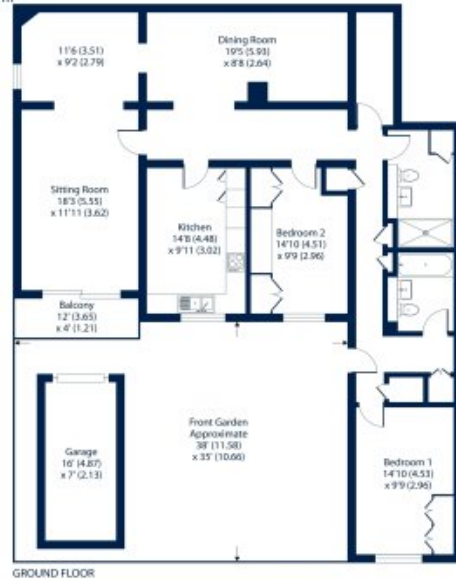






Floor plan

Approximate Area = 1426 sq ft / 132.5 sq m
Garage = 112 sq ft / 10.4 sq m
Total = 1538 sq ft / 142.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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