



## Lyonsdown Road, Barnet, EN5 1JJ

£610,000 - Leasehold - Share of Freehold

A fantastic, chain free, 2 double bedroom, 2 bathroom apartment situated on the second (top) floor of this small lift serviced purpose built block. Boasting in excess of 1100 sq ft of accommodation, the property benefits from a 22ft reception room with direct access to a private balcony, an en-suite bathroom and fitted wardrobes to the master bedroom, a modern 11' x 11' kitchen/diner with integrated appliances, a garage and some communal off street parking. Properties in this block rarely come onto the market and an early viewing is highly recommended.

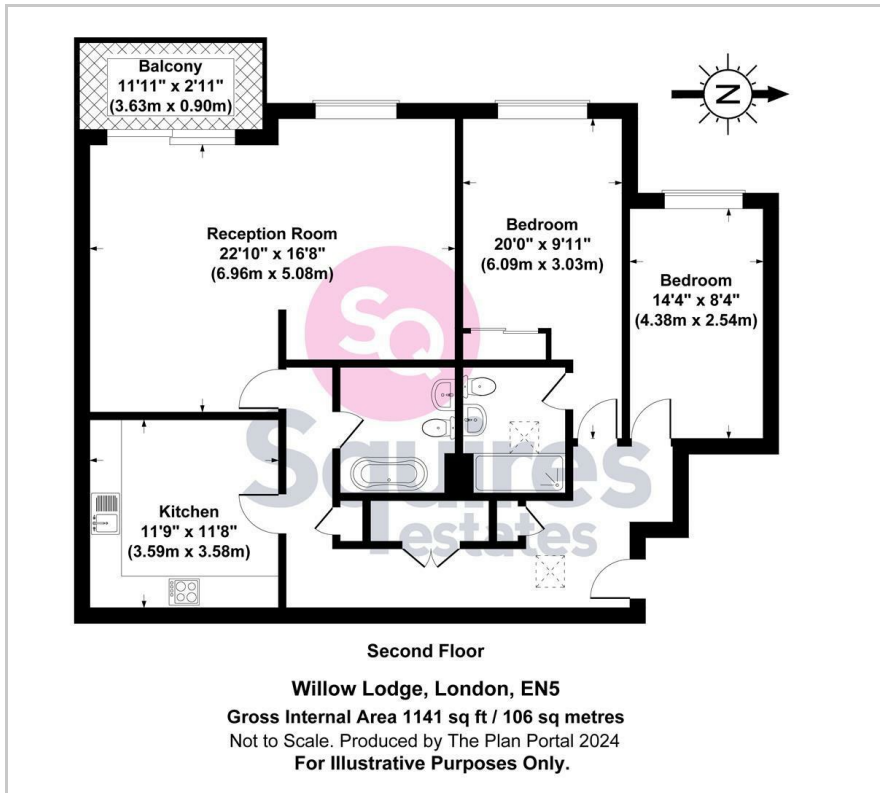
Lease: Share of Freehold with lease of approx. 86 years

Ground Rent: Peppercorn

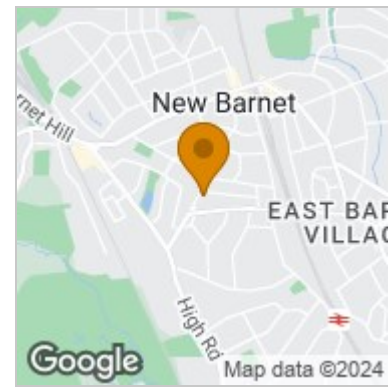
Service Charge: Approx. £4500 per annum

- **Luxury apartment**
- **2 double bedrooms**
- **2 bathrooms (1 en-suite)**
- **Private balcony**
- **Garage**
- **Chain free**
- **Lift**
- **Barnet council tax band E**

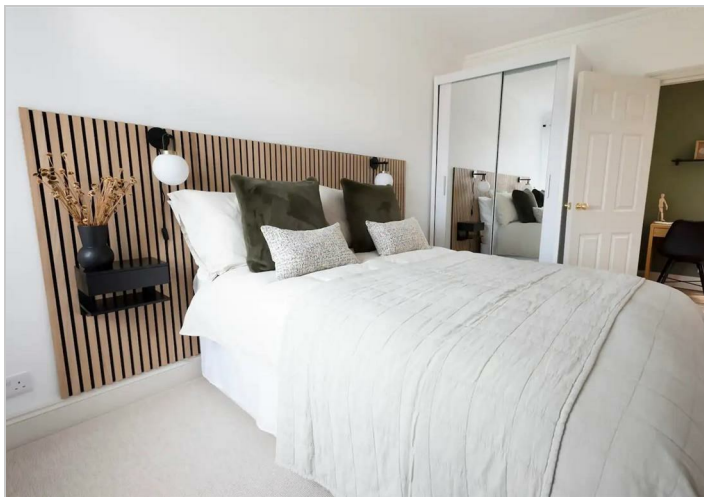
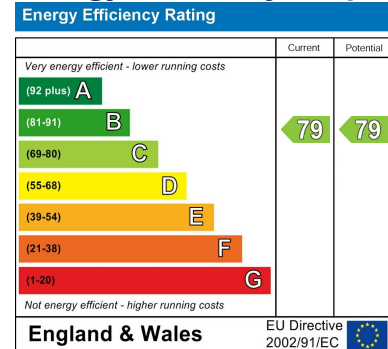
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

