



## VERNON CRESCENT, EAST BARNET, EN4

Nestled in the charming Vernon Crescent, East Barnet, this delightful flat offers a perfect blend of comfort and convenience. Step into this first floor purpose-built maisonette boasting 2 double bedrooms, a spacious reception room with a picturesque view, and a fitted kitchen/diner bathed in natural light from its double aspect, also with a view from both windows. The bathroom is bright and also has a window to the side.

Built in 1957, this property exudes character and warmth, and the added bonus of a stunning rear garden, perfect for relaxing or entertaining guests. The quiet residential setting, surrounded by similar properties, ensures a peaceful atmosphere for you to unwind after a long day.

Conveniently located within walking distance to Cat Hill for buses and a leisurely stroll away from Cockfosters Tube Station (Piccadilly Line), you'll have easy access to shops, restaurants, and local amenities. Additionally, being in the catchment area for good schools adds to the appeal of this lovely home.

With a very long lease of over 900 years, and very low outgoings, this property is not only a comfortable abode but also a sound investment. Offered chain-free, seize the opportunity to make this charming maisonette your own and enjoy the best of what Barnet has to offer.



### ACCOMMODATION

\* ENTRANCE WITH OWN FRONT DOOR \* OWN ENTRANCE HALL \* 2 DOUBLE BEDROOMS \*  
BATHROOM \* ATTRACTIVE RECEPTION ROOM WITH A LEAFY OUTLOOK \* FITTED  
KITCHEN/DINER \* OWN AMAZING REAR GARDEN \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES & BENEFITS: DOUBLE GLAZING, BEAUTIFUL  
OUTLOOK, VERY LONG LEASE \*

**PRICE: £427,500 LEASEHOLD**

**ENTRANCE HALL: PIC. 1**

**Own Front Door with Stairs to First Floor Landing/Entrance Hall Where there are Double Doors at the top of the Stairs.**



**ENTRANCE HALL: PIC. 2**

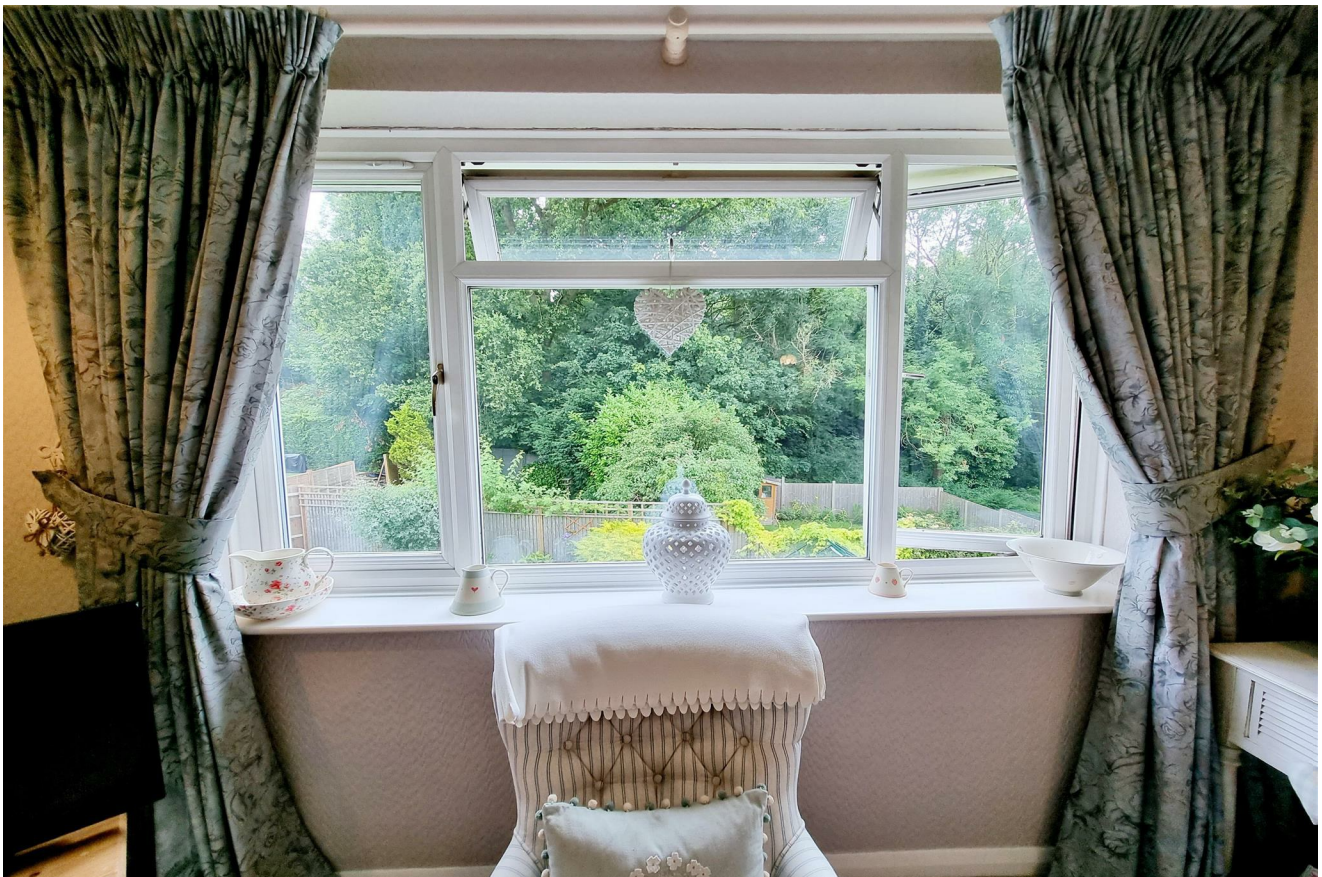
**As you Enter there is an 'L' Shaped Hall with Access to All Rooms.**



**ATTRACTIVE RECEPTION ROOM WITH A VIEW:: 16'5 x 12'6 (5.00m x 3.81m)**  
**Enough Space for Settees and a Dining Table Plus Unit. Wall Light Points, Radiator,**



**VIEW & OUTLOOK FROM THE RECEPTION ROOM:**  
**Large Double Glazed Window to Rear with Attractive Views over Gardens and Oak Hill Park Woods to Rear.**



**FITTED KITCHEN/DINER: PIC. 1 10'5 x 9'10 (3.18m x 3.00m)**

**Floor & Wall Units, Single Drainer Stainless Steel Sink with Mixer Taps, Slot in Cooker, Recess for Fridge/Freezer. Space for Breakfast Table. Laminate Flooring. Double Glazed Windows to both Rear & Side - Both Offering a Leafy & Pleasant Outlook.**



**FITTED KITCHEN/DINER: PIC. 2**



**BEDROOM 1: 14'3 x 8'10 (4.34m x 2.69m)**  
**Double Glazed Window to Front, Laminate Flooring, Radiator.**



**BEDROOM 2: 12'6 x 11'8 (3.81m x 3.56m)**  
**Double Glazed Window to Front, Radiator, Extra Useful Recess.**



**BATHROOM: 6'1 x 5'7 (1.85m x 1.70m)**

**Panelled Bath with Shower Attachment & Mixer Taps, Pedestal Wash Hand Basin, Low Flush WC. Double Glazed Frosted Window. Part Tilled Walls, Double Radiator.**



**AMAZING REAR GARDEN: PIC. 1**

**The Picture Says it All! This is a Level Garden and Very Easy to Access.**



**AMAZING REAR GARDEN: PIC. 2**

**Different Aspect, Also Showing Access Path, that also Connects with Oak Hill Woods & Park.**



**REAR GARDEN & REAR ELEVATION OF PROPERTY:**



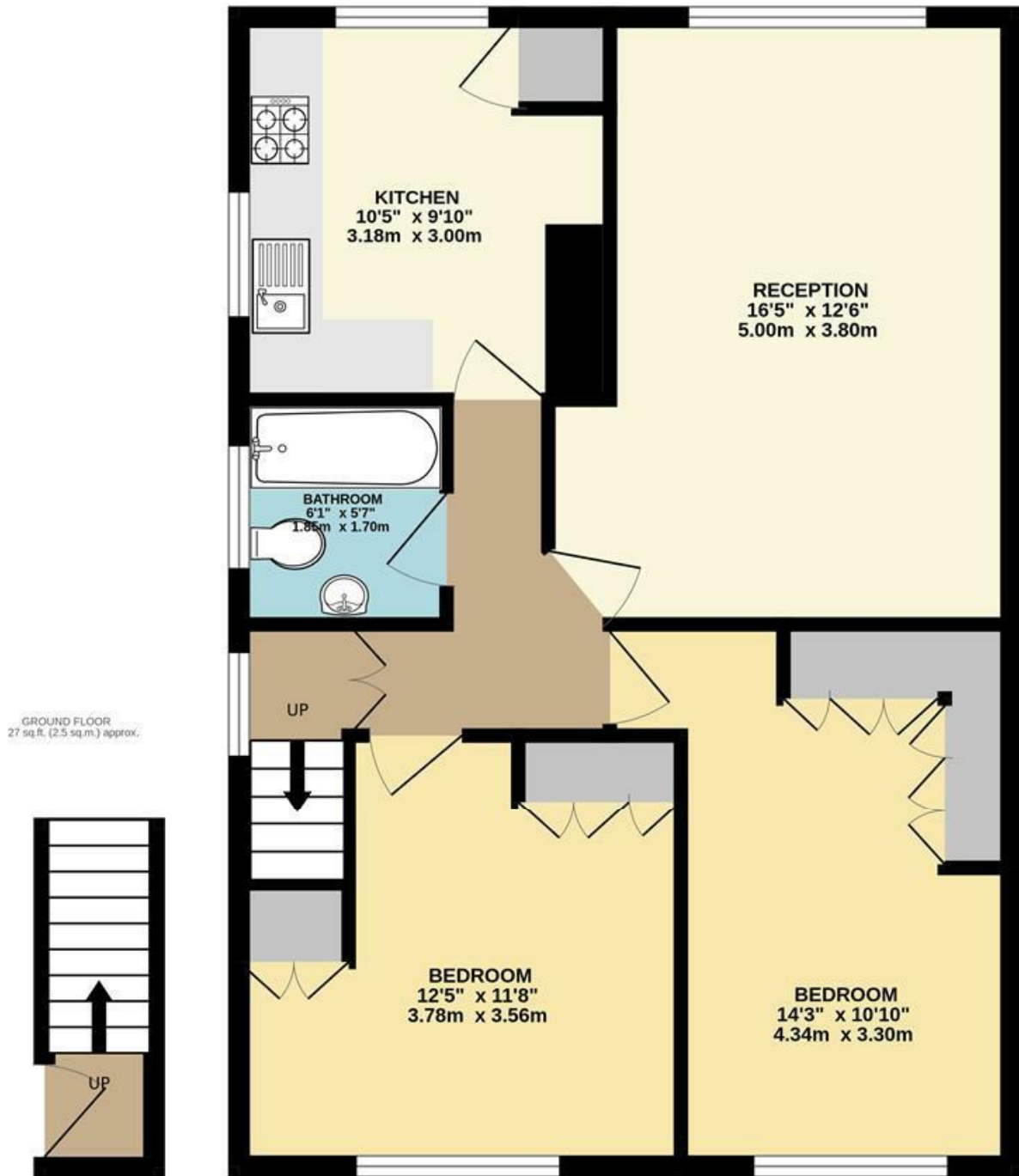
**REAR SECTION WITH SHED & PATIO AREA:**

**A Very Useful Area at the Rear of the Garden. Note: It is Possible to Erect Fencing and a Gate to Screen the Garden Off Completely.**





1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
65	76
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.