



## WINDSOR ROAD, BARNET, EN5

£375,000

With the London Loop and gorgeous greenery just around the corner, this well presented garden maisonette has been recently modernised and comes complete with a long lease of 149 years remaining.

Set on the first floor, the home has its own entrance and you'll find a bright reception room, a modern kitchen with space for dining, two double bedrooms and a bathroom.

Outside gives access to a rear garden that extends to around 40ft to enjoy on a summers day.

The surrounding area offers a selection of highly regarded schools, all the shops, cafes and restaurants on the High Street and High Barnet tube gives access into Central London.



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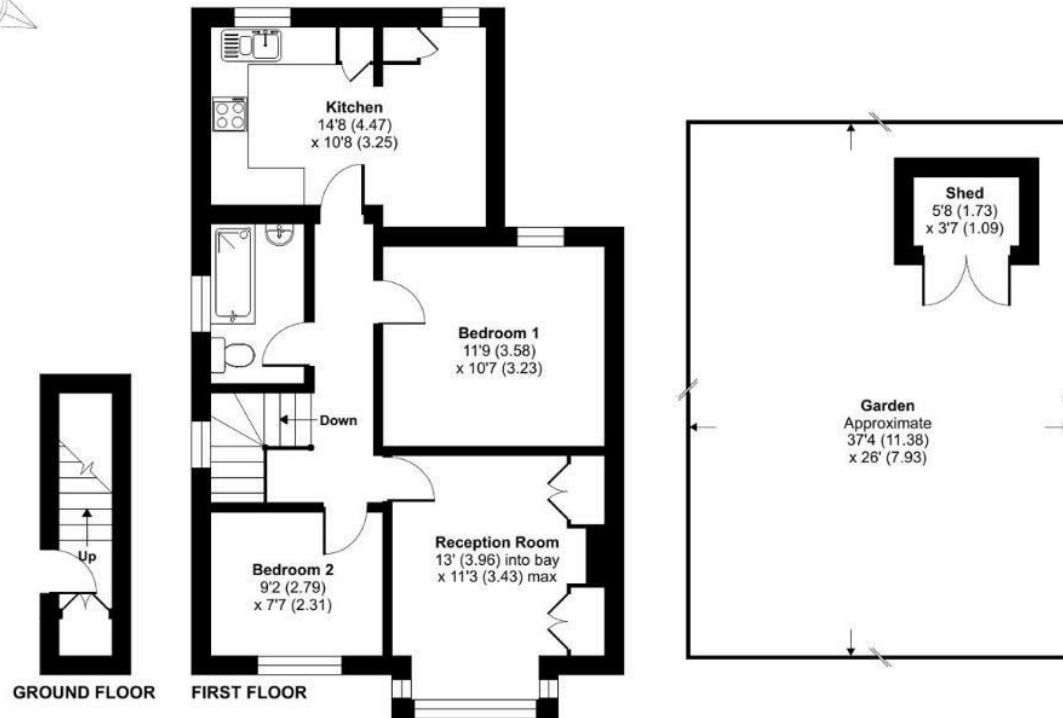
## Windsor Road, Barnet, EN5

Approximate Area = 684 sq ft / 63.5 sq m

Shed = 20 sq ft / 1.9 sq m

Total = 704 sq ft / 65.4 sq m

For identification only - Not to scale



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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