



2 ESMOND COURT PROSPECT ROAD, BARNET EN5 5AJ

Offers In Excess Of £425,000 | Leasehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

Introducing this well presented 1962 purpose built large two double bedroom first floor maisonette In Esmond Court which is situated on the highly desirable tree lined Prospect Road.

The property comprises of a bright and spacious living room with bay window and feature fire place. Separate dual aspect shaker style kitchen which enjoys superb elevated views over Barnet, big master bedroom with fitted wardrobes a second double bedroom and a fully tiled three piece suite family bathroom.

To the rear of the property is a good sized beautifully landscaped westerly facing private garden with sun trap patio and shed.





Property Features

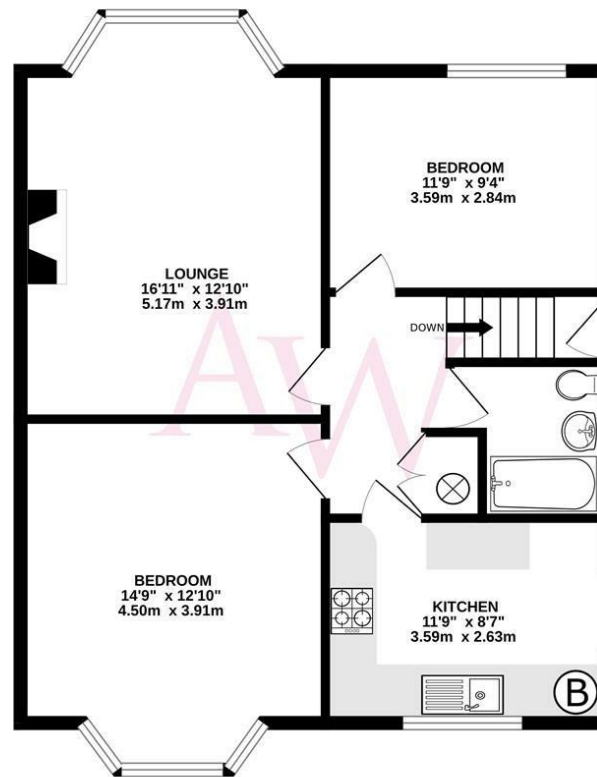
- LIVING ROOM - 17'7 X 12'9
- KITCHEN - 12'0 X 8'3
- BATHROOM
- PRIVATE GARDEN
- BEDROOM 1 - 15'1 X 12'10
- BEDROOM 2 - 11'8 X 9'4
- EXCELLENT LOCATION

Agents Notes

Sold with a brand new 157 year lease on completion. Also includes a large loft.

Esmond Court is situated in Prospect Road between Abbots Road and Highlands Road and is therefore within close proximity to the multiple shopping facilities at Barnet town centre, a wide range of restaurants and cafe's and both High Barnet (Northern Line) underground station and New Barnet (Mainline) station.

FIRST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 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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