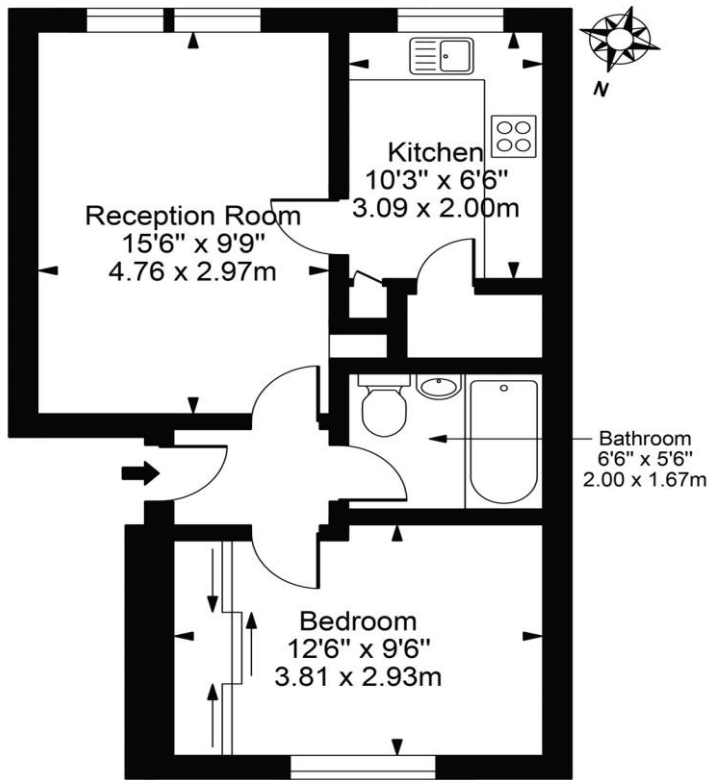




Larch Close, London, N11 3NU

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 Approx. Gross Internal Area 445 Sq Ft - 41.30 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

welcome to Larch Close, London,

- One Bedroom Apartment
- Ground Floor
- Residents Parking
- Long Lease
- Well-Manicured Communal Gardens

Tenure: Leasehold

EPC Rating: E

£300,000



Perfect for a first-time buyer, a one-bedroom, ground-floor flat on Larch Close, Friern Barnet, has been decorated and fitted out to a very high standard.

The current owner of the property loves its proximity to the shops and restaurants of Muswell Hill as well as the green spaces of Alexandra Palace and Highgate Woods.

Larch Close is situated in quiet, leafy cul-de-sac, off Poplar Grove. This ground-level property has new flooring and carpeting, and is tastefully redecorated throughout with light neutral colours. The home has a large reception room and spacious bedroom with built-in wardrobes. This home is perfect for any first-time buyer or investor.

Steeped in history, New Southgate & Friern Barnet, also known as little Barnet, is perfect for both families and commuters. For those needing good transport links, Friern Barnet benefits from fast access in and out of central London via the zone 4 Piccadilly Line tube station at Arnos Grove and overland rail services at New Southgate, as well as regular, 24/7 bus services. For car users, the A406 (North Circular Road) is nearby.

view this property online barnardmarcus.co.uk/Property/NFY107558

This is a Leasehold property with details as follows; Term of Lease 157 years from 06 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
 NFY107558 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense.
4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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