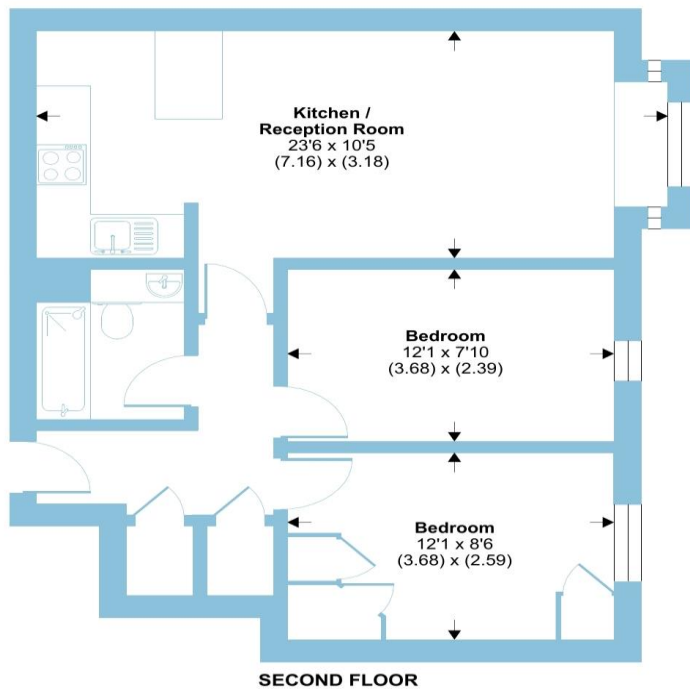




**Greenacres, Glyn Avenue, Barnet, EN4 9PJ**

## Greenacres, Glyn Avenue, Barnet, EN4

Approximate Area = 574 sq ft / 53.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Barnard Marcus. REF: 1129384



## welcome to Greenacres, Glyn Avenue, Barnet,

- Two Bedroom apartment
- Allocated Parking Space
- Share Of Freehold
- Communal Gardens
- Sold Chain Free

Tenure: Leasehold

EPC Rating: D

offers in excess of **£300,000**



A two bedroom home positioned along this peaceful cul-de-sac set within this well-designed apartment block could be an ideal first home or a great investment opportunity. New Barnet Train Station located 0.2 miles away.

The accommodation comprises of a welcoming entrance hall which leads onto two double bedrooms, fitted bathroom and open plan kitchen/dining area. The property also benefits from share of freehold, one allocated parking space and well-manicure communal garden. New Barnet Train Station is located 0.2 miles away with Cockfoster Tube Station located 0.9 miles away.

New Barnet owes its conception to the building of the Great Northern Railway in 1850, when a station serving High Barnet was built, but located about a mile away from the town centre of High Barnet, so that this 'new' area quickly saw development. The main road (A110), Station Road and East Barnet Road, connects Barnet to East Barnet and is well served by buses.

**view this property online** [barnardmarcus.co.uk/Property/WTS105560](https://www.barnardmarcus.co.uk/Property/WTS105560)

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS105560 - 0003

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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