

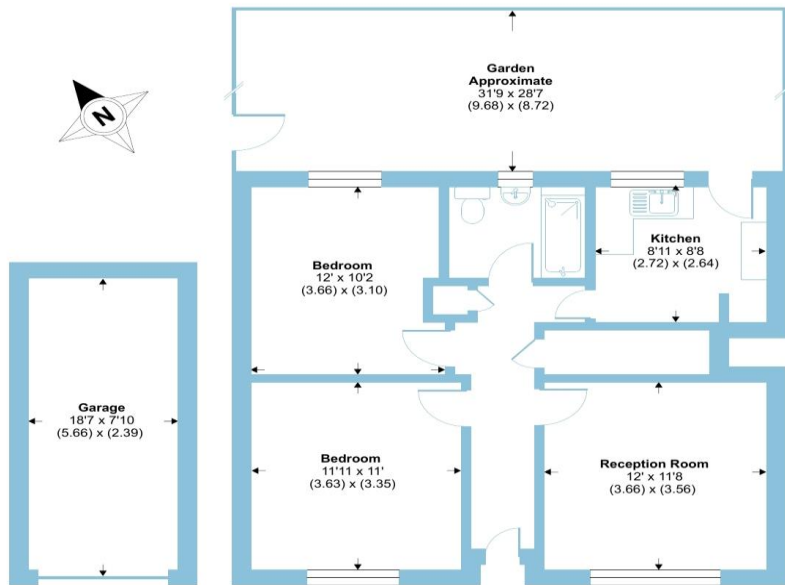


**King Edward Road, Barnet EN5 5AP**



## King Edward Road, Barnet, EN5

Approximate Area = 644 sq ft / 59.8 sq m  
Garage = 146 sq ft / 13.6 sq m  
Total = 790 sq ft / 73.4 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 2022. Produced for Barnard Marcus. REF: 1159206



## welcome to King Edward Road, Barnet

- Two Bedroom Ground Floor Maisonette
- Private Front & Rear Gardens
- High Barnet Tube 0.4 Miles
- Separate Garage
- Sold Chain Free

Tenure: Leasehold

EPC Rating: C

# £450,000



Situated along a tree lined road you will find this well presented maisonette comprising of two good sized bedrooms and living area giving you access to a private rear garden. There is potential to purchase the whole freehold separately.

This residence has been well-maintained by the current owner offering bright and spacious accommodation comprising of a fitted kitchen, a good sized living/dining area, two double bedrooms, fitted bathroom, private gardens, gas central heating, double glazed windows and separate garage. This property is ideal for first time buyers & buy to let investors. High Barnet Tube is located 0.4 miles away with New Barnet Train Station located 0.5 miles away. High Barnet is a market town that dates back to the 12th century. Its name is often abbreviated to just Barnet, which is also the name of the borough of which it forms a part. Located in zone 5 on the borders between Whetstone and the Green belt, High Barnet tube station or New Barnet train station offers an easy commute in and out of Central London. Barnet is considered the perfect location for those who want to be moments away from the countryside, while also being part of London's vibrant city lifestyle.

**view this property online** [barnardmarcus.co.uk/Property/WTS106353](https://www.barnardmarcus.co.uk/Property/WTS106353)

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 May 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS106353 - 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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