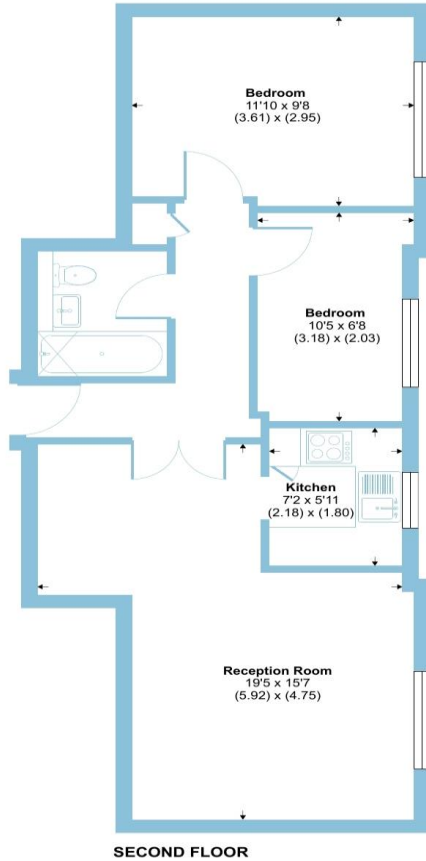




Boleyn Way, Barnet EN5 5JS

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Approximate Area = 564 sq ft / 52.3 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). © ritchecom 2024. Produced for Barnard Marcus. REF: 1181705



welcome to Boleyn Way, Barnet

- Two bedroom apartment
- 0.5 miles to New Barnet Station
- Cul-de-sac location
- One allocated parking space
- Open plan living dining area

Tenure: Leasehold

EPC Rating: C

offers in excess of **£350,000**



This second floor two bedroom flat offers well-proportioned accommodation and could be ideal for a first time buyer. Located in a cul-de-sac and 0.5 miles from New Barnet Mainline Station, this home could be ideal for someone wanting to travel into Central London.

Further features include a welcoming entrance hall with access to this apartments modern bathroom, with open plan living dining area accessing this homes fitted kitchen. The property also offers one allocated parking space, Tudor Sports Ground Play Area which is very popular with local residents is also close by with a wide range of amenities Barnet has to offer.

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/WTS107044 This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Property Ref:
WTS107044 - 0002

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