

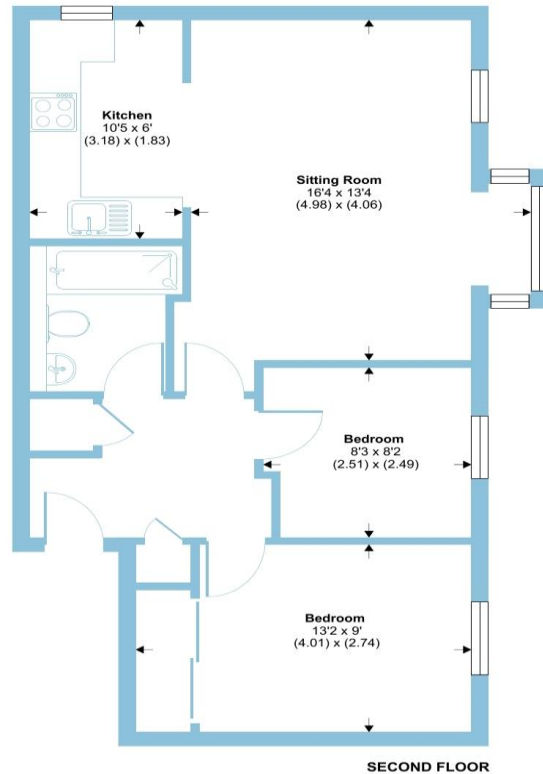


Artesian Grove, Barnet EN5 5HU



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Approximate Area = 565 sq ft / 52.5 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Barnard Marcus. REF: 1190311



welcome to Artesian Grove, Barnet

- Two-bedroom apartment
- Cul-de-sac location
- Allocated parking
- 0.3 miles to New Barnet Station
- No stamp duty for first time buyers until March 2025

Tenure: Leasehold

EPC Rating: C

£325,000



****Lease extension, section 42 notice to be served. Please ask our friendly sales team for more information**.**

Situated within this attractive block on this well-regarded cul-de-sac you will find this two-bedroom second floor apartment. This property could be ideal for first time buyers and investors with no stamp duty for first time buyers to pay until March 2025. The residence has been well-maintained by the current occupier and is presented in good order, offering bright and spacious accommodation comprising of a fitted separate kitchen, a good-sized living/dining area, two bedrooms and bathroom. Externally this home offers communal gardens and one allocated parking space. New Barnet Train Station is located 0.3 miles away from this property and could be ideal for a buyer needing to commute into town.

New 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/WTS107104](https://www.barnardmarcus.co.uk/Property/WTS107104)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107104 - 0002

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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