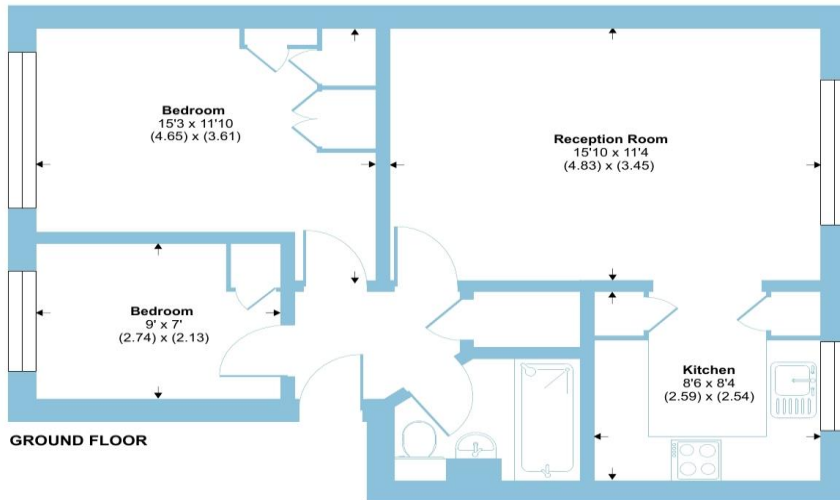




**Shurland Avenue, Barnet EN4 8DQ**

## Shurland Avenue, Barnet, EN4

Approximate Area = 538 sq ft / 49.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1255060

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## welcome to Shurland Avenue, Barnet

- Two Bedrooms
- Ground Floor Apartment
- Communal Garden
- Residents Parking
- 0.3 miles to Oakleigh Park Mainline Station

Tenure: Leasehold

EPC Rating: C

offers in excess of **£360,000**



A lovely 2-bedroom ground floor flat set within this cul-de-sac location and benefiting from a spacious living dining area with built-in storage. Conveniently located just 0.3 miles from Oakleigh Park station, for trains direct to King's Cross and Moorgate.

The property is presented in excellent decorative order and has a modern fitted kitchen and bathroom, double glazing and gas central heating. This home also offers resident's parking and communal garden. Oak Hill Park is a popular landmark in East Barnet making it ideal for those summer walks.

East 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/WTS107348](https://barnardmarcus.co.uk/Property/WTS107348)

This is a Leasehold property with details as follows; Term of Lease 132 years from 25 Dec 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WTS107348 - 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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