

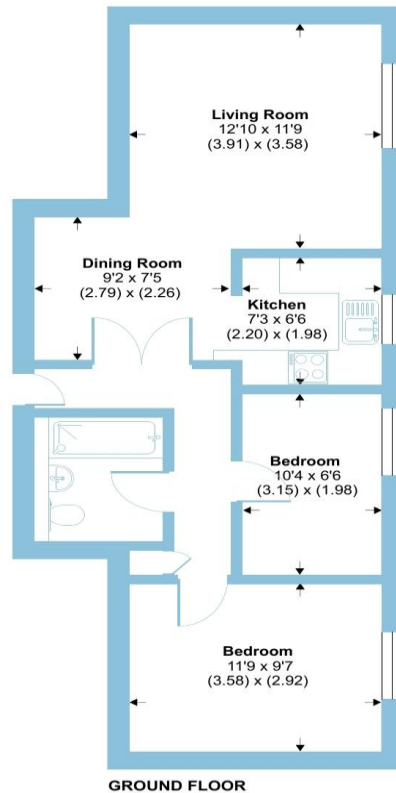


Boleyn Way, Barnet EN5 5JS



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Approximate Area = 559 sq ft / 52 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: 1256490



welcome to Boleyn Way, Barnet

- Well-Presented 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: B

offers in excess of **£350,000**



This first floor well-presented 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 apartment's modern bathroom, with open plan living dining area accessing this homes modern fitted kitchen. The property also offers one allocated parking space.

The location is ideal for those who are looking for a balance between city and country life with direct trains to Moorgate and Kings Cross and the Northern Line from High Barnet station. There is immediate access just 15 yards from the property to Tudor Park leading to Hadley Common and the Covert Way Nature Reserve and extending to other woods and parklands.

Also nearby are wide-ranging amenities with the local pubs and restaurants that give New Barnet a village feel and the cafes that are welcoming and thriving community hotspots. The main road (A110), Station Road and East Barnet Road, connect New Barnet to High Barnet, East Barnet, Whetstone and Finchley. The area is well served by buses and is close to the M25.

view this property online barnardmarcus.co.uk/Property/WTS107351

This is a Leasehold property with details as follows; Term of Lease 155 years from 18 Oct 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107351 - 0006

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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