

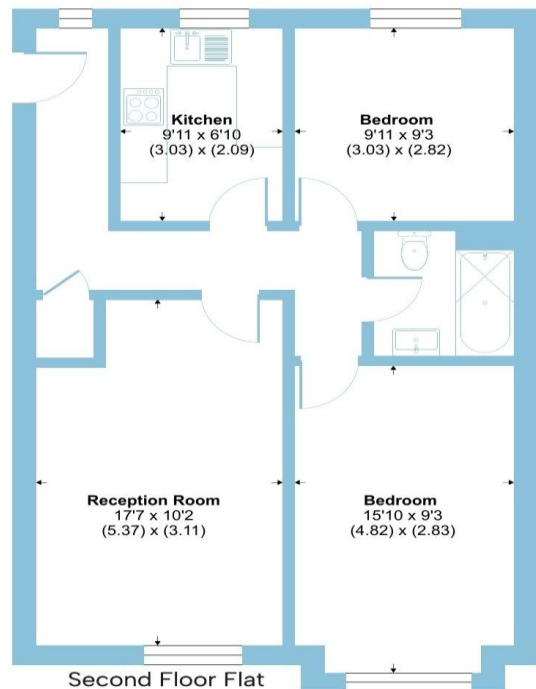


Eversholt Court Lyonsdown Road, Barnet EN5 1SX



Lyonsdown Road, Barnet, EN5

Approximate Area = 650 sq ft / 60.3 sq m
For identification only - Not to scale



Second Floor Flat

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Barnard Marcus. REF: 1384978

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welcome to Eversholt Court Lyonsdown Road, Barnet

- Two Bedroom Second Floor Apartment
- Allocated Parking
- 0.4 miles to New Barnet Station
- Modern Fitted Kitchen
- Lounge Diner

Tenure: Leasehold
EPC Rating: C

Council Tax Band: D Service Charge: £1441.00
Ground Rent: £326.00

£400,000



A well-presented two-bedroom second floor apartment located in this popular residential development. This property could be ideal for first time buyers or buy to let investors.

The home comprises of a welcoming entrance hall which leads onto two spacious bedrooms, lounge diner overlooking this homes communal gardens, family bathroom and separate modern fitted kitchen. The property also benefits from one allocated parking space. New Barnet Train Station is located 0.4 miles with High Barnet Tube Station located 0.8 miles and could be ideal for a buyer wanting to commute into town.

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/WTS107728

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:

WTS107728 - 0004

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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