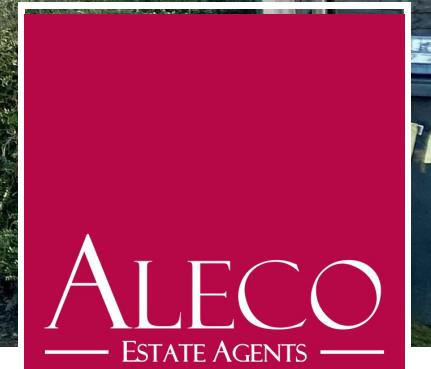




**Welbeck Road**  
East Barnet, EN4 8RY  
**£357,500**



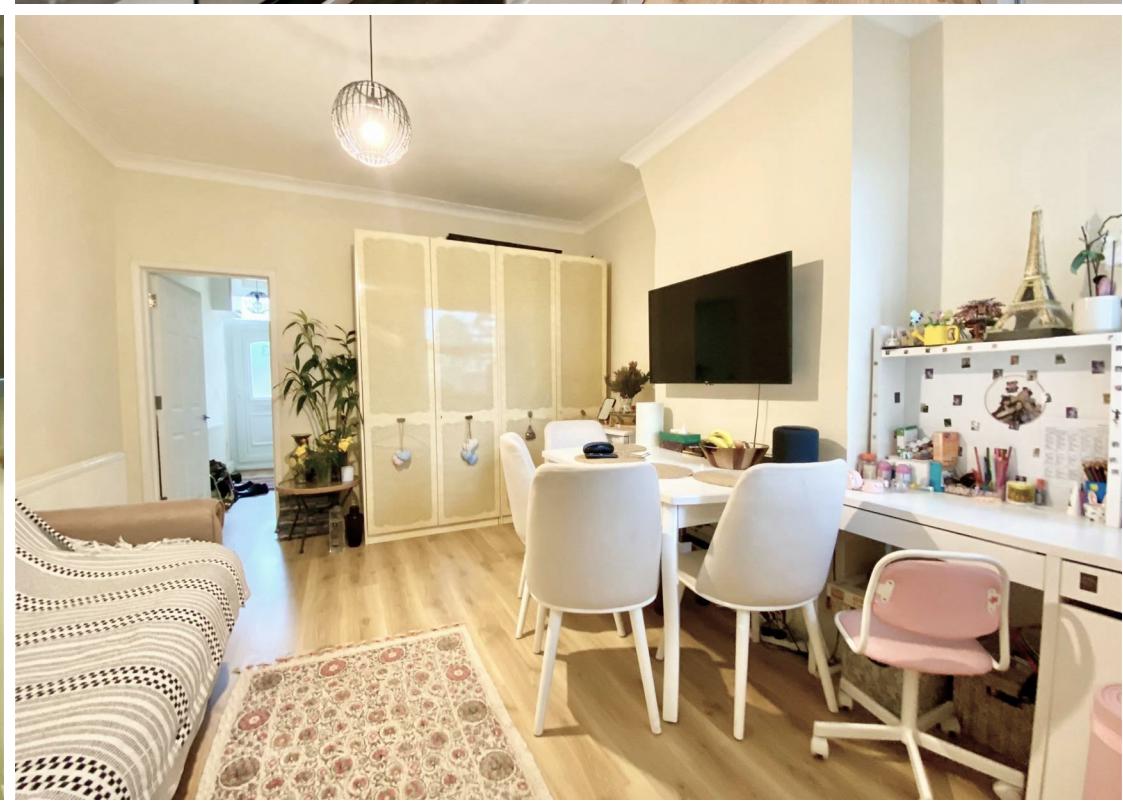
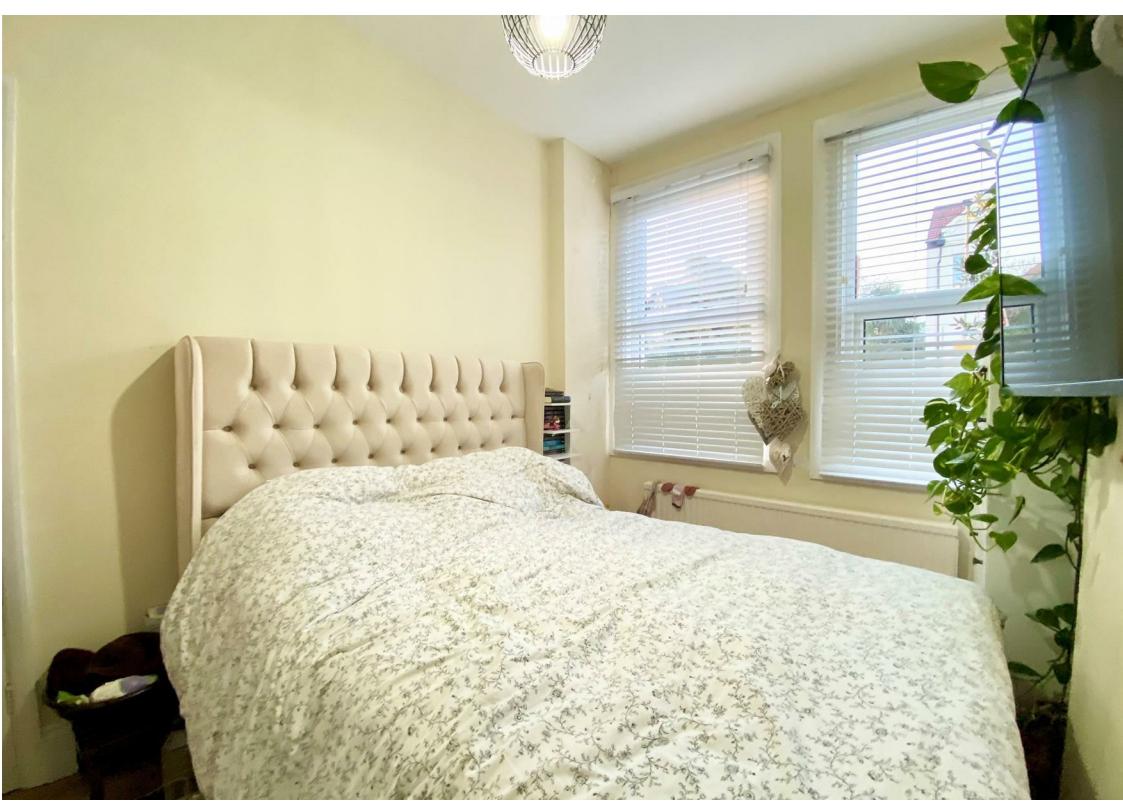
# Welcome to Welbeck Road

East Barnet, EN4 8RY

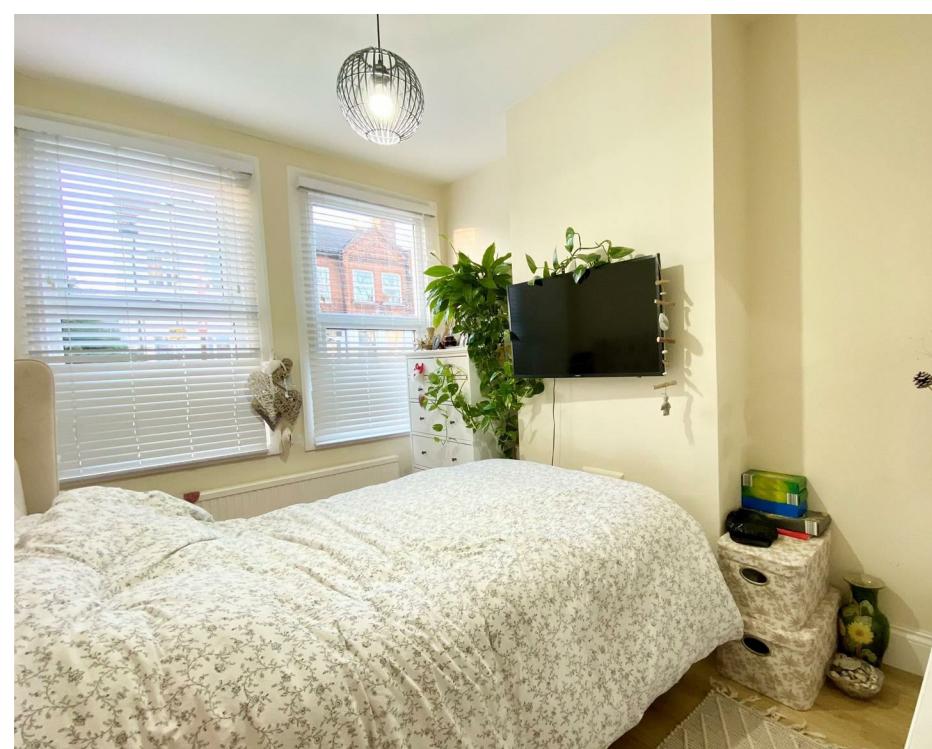
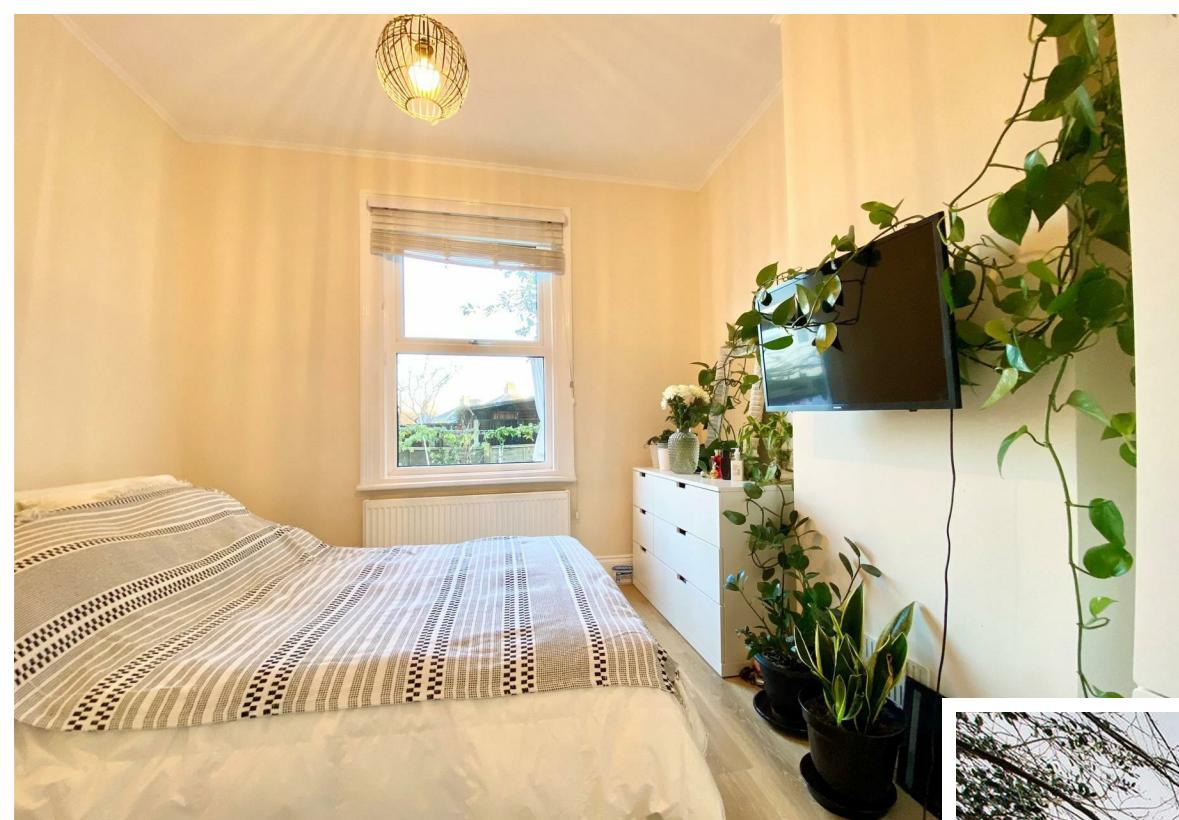
Aleco Estate Agents are pleased to present this contemporary 2 bedroom ground floor maisonette, offering the added benefit of 995 years lease. Situated in a peaceful cul-de-sac, this property features a modern kitchen with high modern appliances, good size bedrooms, a stylish bathroom, and a private rear section garden.

Located in the heart of East Barnet Village, you'll find a range of shops and amenities nearby. Oakleigh Park (Mainline) station is just a short walk away, providing excellent transport links. The property also enjoys easy access to major road networks, with the M25 and A1(M) motorways close by. Additionally, the area is well served by a selection of highly regarded schools for all ages.

Tenure: 994 years lease  
Service Charges: £375.00  
Ground Rent: £150  
Council tax Band: C

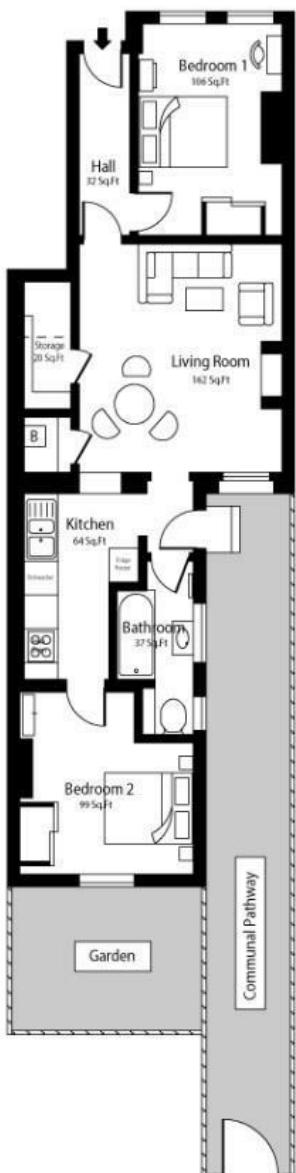








# Floor Plan



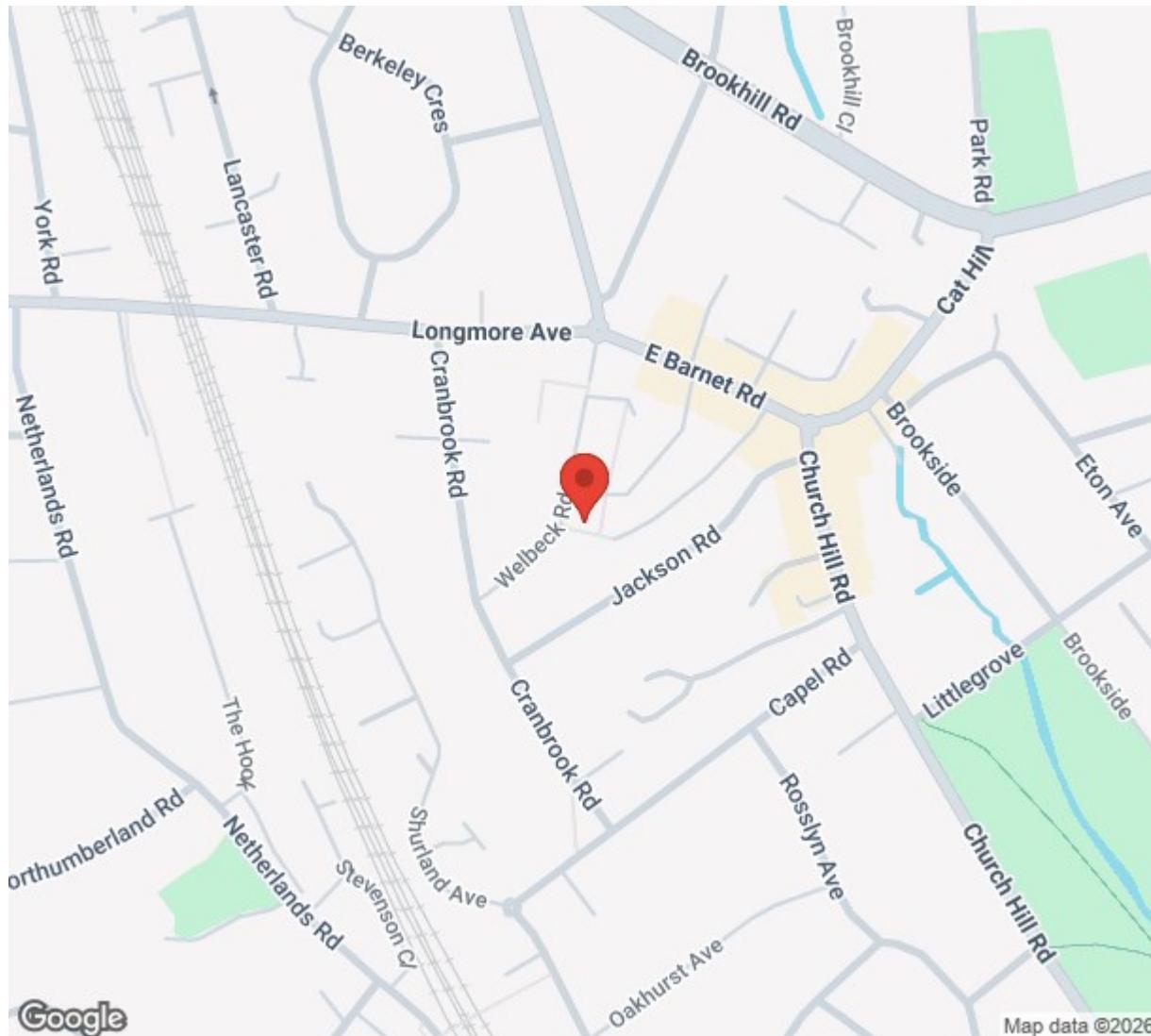
Welbeck Road, EN4



Ground Floor

Gross Internal Area 588 Sq Ft - 54.63 Sq M

## Area Map



## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Aleco Estate Agents

256 East Barnet Road, East Barnet, Hertfordshire, EN48TD

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## Energy Efficiency Graph

