

Richmond Road, New Barnet, EN5 1SF

**Price: £545,000**  
**Share of Freehold**



Vanessa McCallum Estates Ltd  
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**\*\* CHAIN FREE\*\***

We are delighted to offer for sale this handsome 2 double bedroom split level maisonette in this sought after turning in New Barnet ideal for the mainline railway station. This conversion is arranged over the first and second floor and has own independent entrance on the ground floor. The property features a large lounge to the top floor. There is a fully fitted good size kitchen and has a private section of garden to the rear plus off street parking for 1 vehicle. This property can only be fully appreciated with an internal viewing.

- SPLIT LEVEL TOP FLOOR MAISONETTE
- CHAIN FREE
- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- SPACIOUS RECEPTION ROOM
- FITTED KITCHEN
- NO SERVICE CHARGE OR GROUND RENT
- OWN ENTRANCE & PRIVATE REAR GARDEN
- OFF STREET PARKING FOR 1 VEHICLE
- CLOSE TO AMENITIES

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## **FEATURES**

## **DESCRIPTION**

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## **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN  
2 BEDROOMS  
SHOWER ROOM  
LIVING ROOM  
PRIVATE SECTION OF GARDEN  
OFF STREET PARKING FOR 1 VEHICLE

## **LOCATION**

Richmond Road is a sought after turning off Gloucester Road and Lyonsdown Road. New Barnet mainline railway station (Kings Cross/Moorgate) is within a short walk as are many shops and restaurants.

## **LOCAL AUTHORITY**

Barnet Council

## **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band E  
943 Years remain on lease (not verified)

## **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

## **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

## **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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**Approximate Gross Internal Area 1116 sq ft - 104 sq m**

First Floor Area 665 sq ft – 62 sq m

Loft Room Area 451 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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