MARK NEWTON

eXp UK

SALES PARTICULARS

CHAIN FREE



Woodville Road

New Barnet, EN5 5NB

£350,000

2	Ground	Garage	Leasehold
DOUBLE BEDROOMS	FLOOR	PARKING	TENURE

Cash buyers or buyers using a specialist mortgage broker only

Vacant possession

Ref MN1282

01 / THE ACCOMMODATION

Inside the flat



Dual-aspect living and dining room



Kitchen



Main bedroom

LIVING SPACE

The dual-aspect living and dining room extends to approximately 27 ft and has a west-facing bay window. The separate kitchen offers scope to modernise.

BEDROOMS & BATHING

Both bedrooms are doubles and the main bedroom has fitted wardrobes. A separate wet room complements the main bathroom. The flat has gas central heating and double glazing.

02 / GALLERY & SETTING

Garden and parking



Communal garden



Second bedroom



Main bathroom



Private garage

OUTSIDE

Residents have use of the communal garden. A private garage at the rear of the building provides parking or storage, and on-street parking is also available.

NEW BARNET

Woodville Road is within reach of New Barnet’s shops and local amenities. New Barnet station provides rail services towards central London.

03 / FLOOR PLAN & VIEWINGS

Floor plan

Approx. 872 sq ft (81 sq m) for the flat. Approx. 1,013 sq ft (94.1 sq m) including the garage.



Total area: approx. 94.1 sq. metres (1012.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -
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Plan produced using PlanUp.

LEASE REMAINING	SERVICE CHARGE	GROUND RENT
56 years	£2,400 per year	£130 per year

Leasehold | Council tax band D | EPC rating D

Lease term and charges are as stated in the listing. Buyers should confirm them with their solicitor. Measurements are approximate and the floor plan is for illustration.

Arrange a viewing

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View online