



Welbeck Road, Barnet

£335,000

Havilands

the advantage of experience



- Two Double Bedroom, Ground Floor Flat
- Private Garden
- Within Easy Reach of Oakleigh Park National Rail (Moorgate approx. 29 mins) and Cockfosters Underground (Piccadilly Line)
- Close to Local Amenities and Green Spaces including Oak Hill Park
- Long Lease - 993 Years Remaining
- In Catchment of St Mary's CofE Primary and Danegrove Primary as well as Ark Pioneer Secondary School (OUTSTANDING)

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)



Havilands are delighted to offer for sale this TWO BEDROOM, GROUND FLOOR FLAT on Welbeck Road EN4. Offering 588 sq ft of living space the property benefits from a private garden and long lease. The property itself is comprised of two double bedrooms, reception room, separate kitchen and family bathroom. Access to the private garden is via communal pathway. Ideally located within easy reach of Oakleigh Park National Rail (Moorgate approx. 29 mins) and Cockfosters Underground (Piccadilly Line). The property is also close to local amenities and green spaces including Oak Hill Park. For families the property is in catchment of St Mary's CofE Primary and Danegrove Primary as well as Ark Pioneer Secondary School (OUTSTANDING). Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 993 Years

Ground Rent: £150 PA

Service Charge: £400 PA

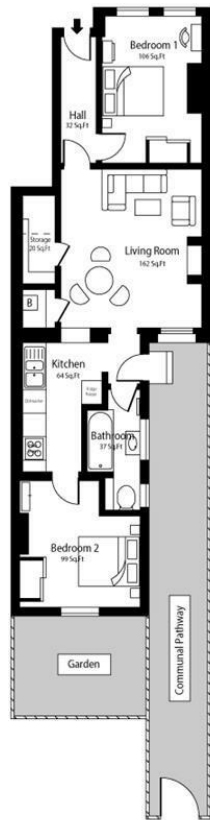
Local Authority: Barnet

Council Tax Band: C (2026/27 £1,895.64)

EPC: Currently 64D Potentially 76C

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Welbeck Road, EN4



Ground Floor

Gross Internal Area 588 Sq Ft - 54.63 Sq M

For Illustration Purposes Only - Not To Scale



UPSPACE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 come by and meet the team
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