



**Lucan Road**  
High Barnet, EN5 4HA  
Guide Price £615,000

# Lucan Road

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A beautifully presented period cottage set within a charming mews development in a highly sought-after central Barnet location, just a short walk from Barnet High Street with its multiple shops, cafés, restaurants, and transport links, including the Northern Line Underground.

The property benefits from off-street parking within a private turning and is ideally positioned close to some of the area's most highly regarded schools, including QE Boys, Queen Elizabeth's Girls' School, Ark Pioneer Academy, as well as popular primary schools such as Foulds and Christchurch.

The accommodation is arranged over two levels and offers potential to extend, subject to the usual planning permission. The property currently comprises two reception rooms, a fitted kitchen leading to a private rear courtyard garden, two double bedrooms, and a spacious family bathroom.

Well presented throughout and located in an attractive and convenient neighbourhood, this delightful cottage offers an excellent opportunity for families, professionals, or downsizers alike.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





## GROUND FLOOR

**Front Reception/Lounge**  
10'7 x 11'1 (3.23m x 3.38m)

**Rear Reception/Dining Area**  
9'7 x 10'7 (2.92m x 3.23m)

**Kitchen**  
7'0 x 12'2 (2.13m x 3.71m)

## FIRST FLOOR

**Landing**

**Front Bedroom**  
9'0 x 11'3 (2.74m x 3.43m)

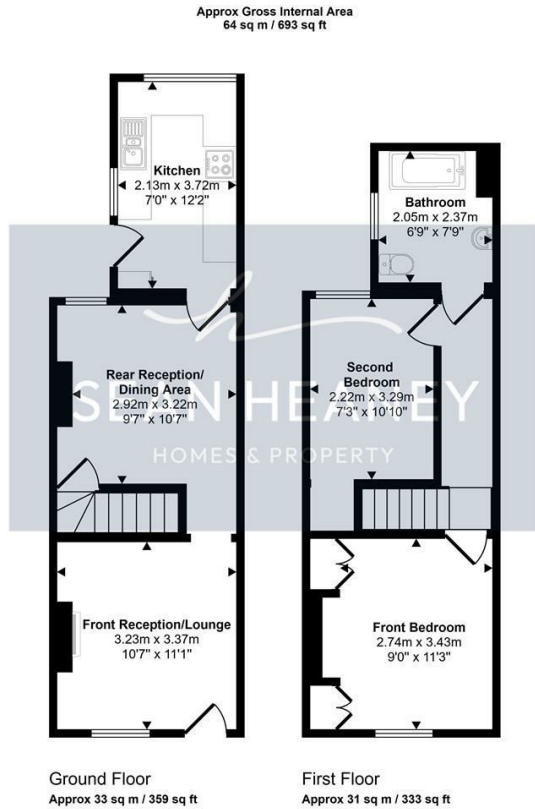
**Second Bedroom**  
7'3 x 10'10 (2.21m x 3.30m)

**Family Bathroom**  
6'9 x 7'9 (2.06m x 2.36m)

**GARDEN**  
24'7" x 12'1" (7.5m x 3.7m)



## Floor Plan



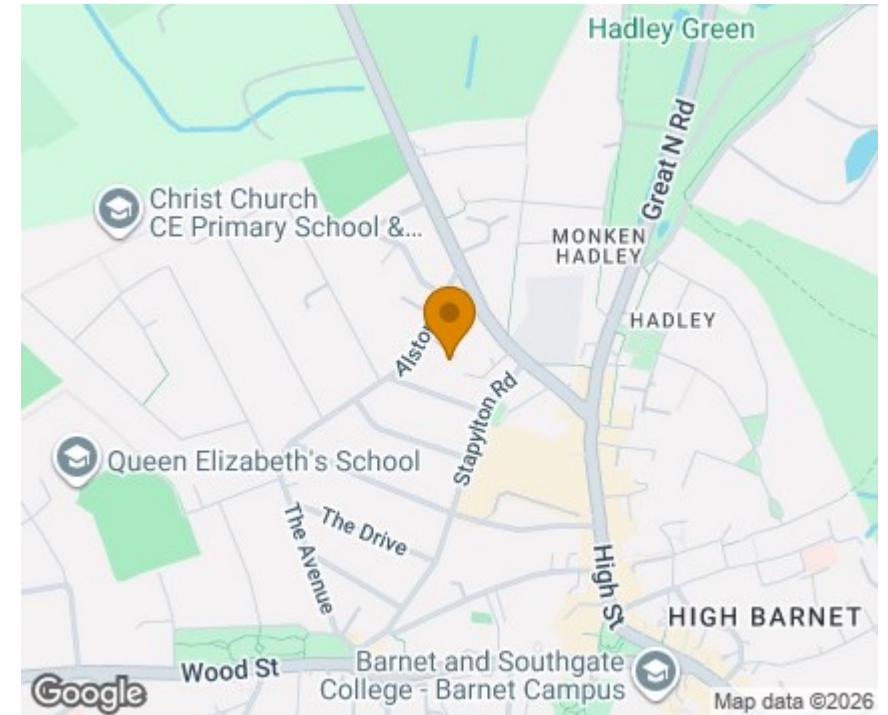
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

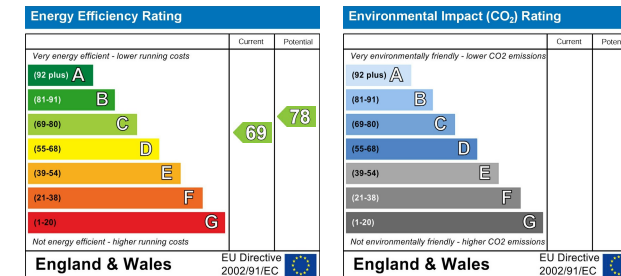
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



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