



## Boleyn Way

New Barnet, EN5 5JS

Offers in excess of £300,000



# Welcome to Boleyn Way

## New Barnet, EN5 5JS

Aleco Estate Agents are pleased to present this charming two-bedroom ground floor flat located on Boleyn Way in Barnet. This purpose-built apartment is offered to the market chain free, making it an attractive option for both first-time buyers and investors alike. With an impressive extended lease of 155 years remaining, this property promises longevity and peace of mind.

The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The fitted kitchen is functional and provides ample space for culinary pursuits. Both bedrooms are comfortable and inviting, while the wet room/WC adds a modern touch to the accommodation.

Surrounding the development are communal grounds, offering a pleasant outdoor space for residents to enjoy. Additionally, the property comes with an allocated parking bay, ensuring convenience for those with vehicles.

Situated in a highly desirable residential area. For commuters, New Barnet mainline and High Barnet tube stations are within close proximity, providing excellent transport links to central London. Nature enthusiasts will appreciate the nearby London Loop and Hadley Woods, perfect for leisurely walks and outdoor activities.

Currently tenanted, this property presents an excellent opportunity for a buy-to-let investment, allowing you to generate rental income from day one. Do not miss the chance to acquire this delightful flat in a sought-after location.











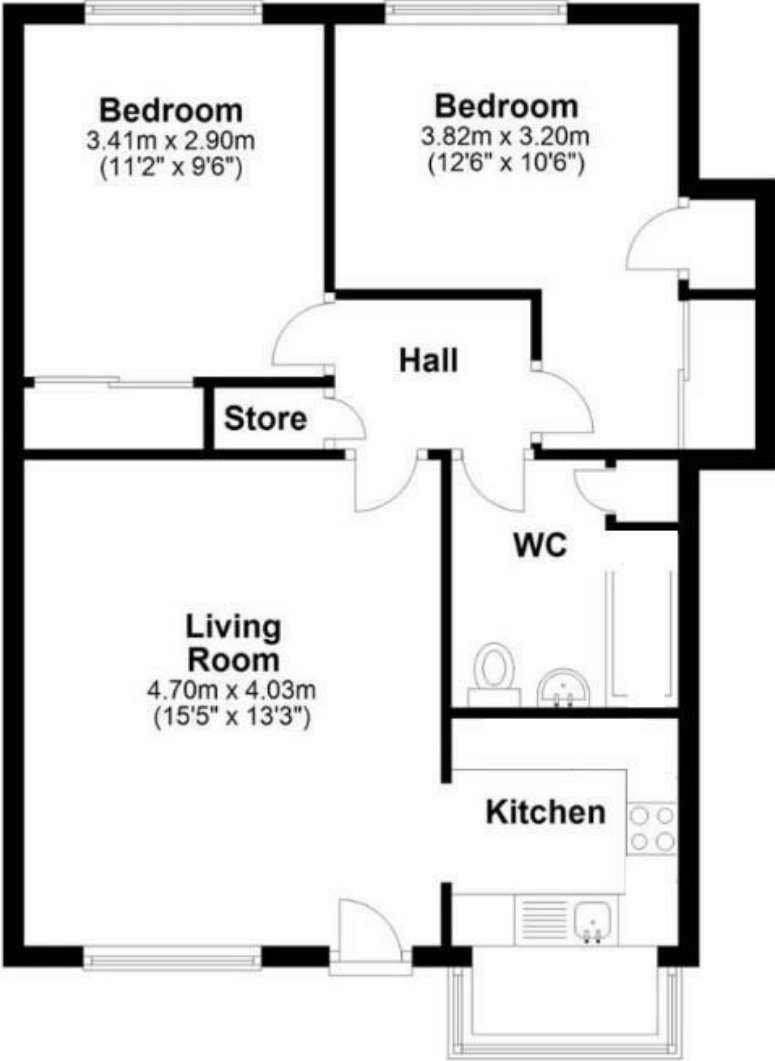




# Floor Plan

## Ground Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



Total area: approx. 57.9 sq. metres (623.1 sq. feet)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Aleco Estate Agents

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## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 74                      | 78        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

