

## Shurland Avenue

East Barnet, EN4 8DQ

£185,000



# Welcome to Shurland Avenue

## East Barnet, EN4 8DQ

Nestled in the desirable location of Shurland Avenue, East Barnet, this charming GROUND FLOOR STUDIO APARTMENT presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale on a chain-free basis, the property is in good condition and ready for immediate occupancy.

Upon entering, you will find a open plan lounge and bedroom area, providing a versatile space that can be tailored to your personal style. The separate kitchen area is functional and offers the convenience needed for everyday living. The apartment benefits from ample parking within the development, ensuring ease for residents and guests.

This studio apartment is ideally situated, providing easy access to local amenities and transport links, making it a perfect choice for those seeking a blend of convenience and comfort. Do not miss the chance to view this delightful property, which is sure to appeal to a wide range of buyers.

Tenure: LEASEHOLD

Lease: 94 years

Service Charges: £990 PER ANNUM

Ground Rent: £200 PER ANNUM

Level: GROUND FLOOR

Council Tax Band: B

Vendors position: CHAIN FREE











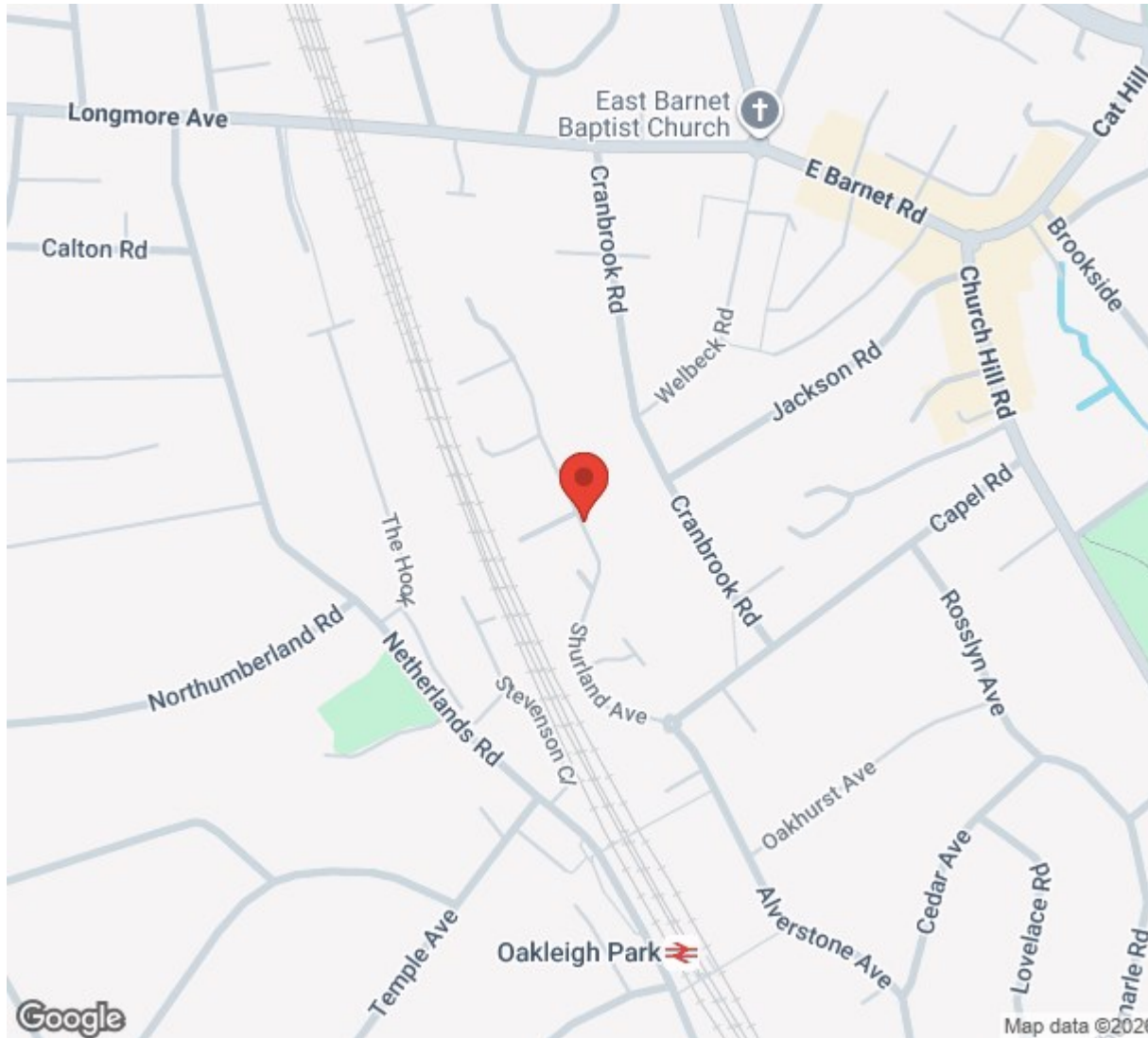




## Floor Plan



## 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

256 East Barnet Road, East Barnet, Hertfordshire, EN48TD

Tel: 02084498808 Email: [info@alecoestates.com](mailto:info@alecoestates.com) Website: [www.alecoestates.com](http://www.alecoestates.com)

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## Energy Efficiency Graph

