



OFFERS IN THE REGION OF

£430,000

Vernon Crescent

Barnet, EN4 8QQ

## PROPERTY SUMMARY

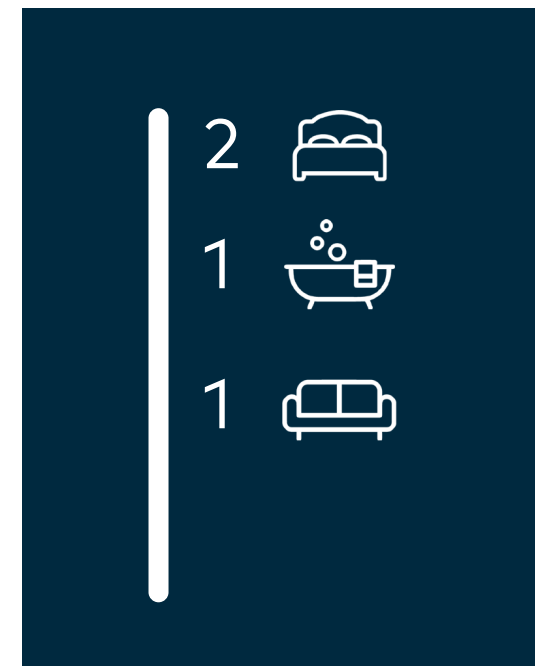
Set within a quiet and sought-after crescent in Cockfosters, this well-presented maisonette offers comfortable living in a peaceful residential setting. Measuring close to 700 sq ft, the property features two generous double bedrooms, making it ideal for couples, small families or buyers seeking extra space.

The bright and spacious reception room benefits from excellent natural light, creating an inviting area for both relaxing and entertaining. The recently refurbished kitchen has been finished to a modern standard, offering a practical and stylish space for everyday use. The bathroom is well laid out and designed with comfort in mind.

A real highlight of the property is the large rear garden, providing a private outdoor retreat with pleasant open views. Perfect for outdoor dining, gardening or simply enjoying the tranquillity of the surroundings.

Vernon Crescent is a quiet residential location, yet remains highly convenient. Cockfosters Underground Station is approximately half a mile away, offering excellent transport links into central London, while a range of local shops, amenities and green spaces are close by.

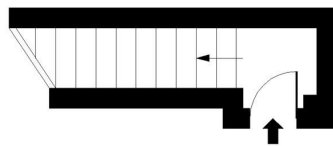
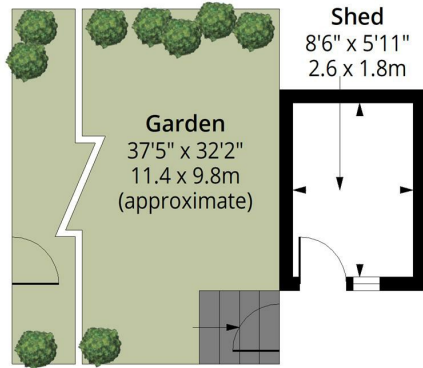
The flat blends classic construction with modern updates, presenting an excellent opportunity for buyers or tenants looking for a well-located home with outdoor space. Early viewing is highly recommended.





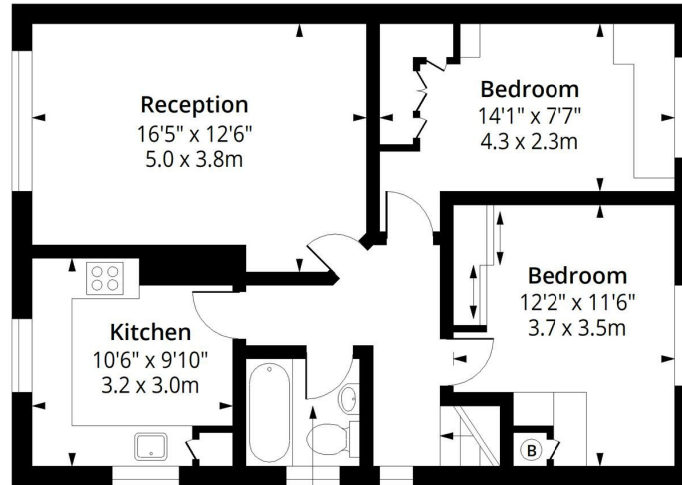
# Vernon Crescent, EN4

Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M  
 Approx. Gross Shed Area 50 Sq Ft - 4.65 Sq M



## Ground Floor Entrance

Floor Area 44 Sq Ft - 4.09 Sq M



5'11" x 5'7"  
 1.8 x 1.7m

## First Floor

Floor Area 682 Sq Ft - 63.36 Sq M



## LOCAL AUTHORITY

Barnet

## TENURE

Leasehold

## EPC RATING

C

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 5/2/2026



## OFFICE ADDRESS

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## OFFICE DETAILS

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