



estate agents



60a Avondale Avenue , Barnet, EN4 8ND

We are pleased to offer this recently redecorated two double bedroom first floor maisonette with its own private garden, ideally situated in this popular turning just off Church Hill Road.

The property offers bright and spacious accommodation throughout, comprising two bedrooms, a bright reception room, a separate fitted kitchen, a family bathroom and ample storage space.

Perfectly positioned close to the open green spaces of Oak Hill Park, a range of highly regarded schools, local shops, cafes and restaurants, the property is also within walking distance of Oakleigh Park train station, providing excellent transport links into Central London.

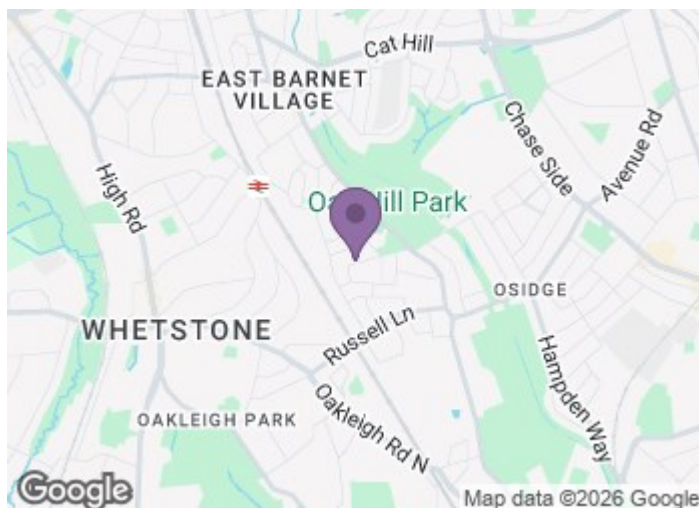
£1,750 Per month

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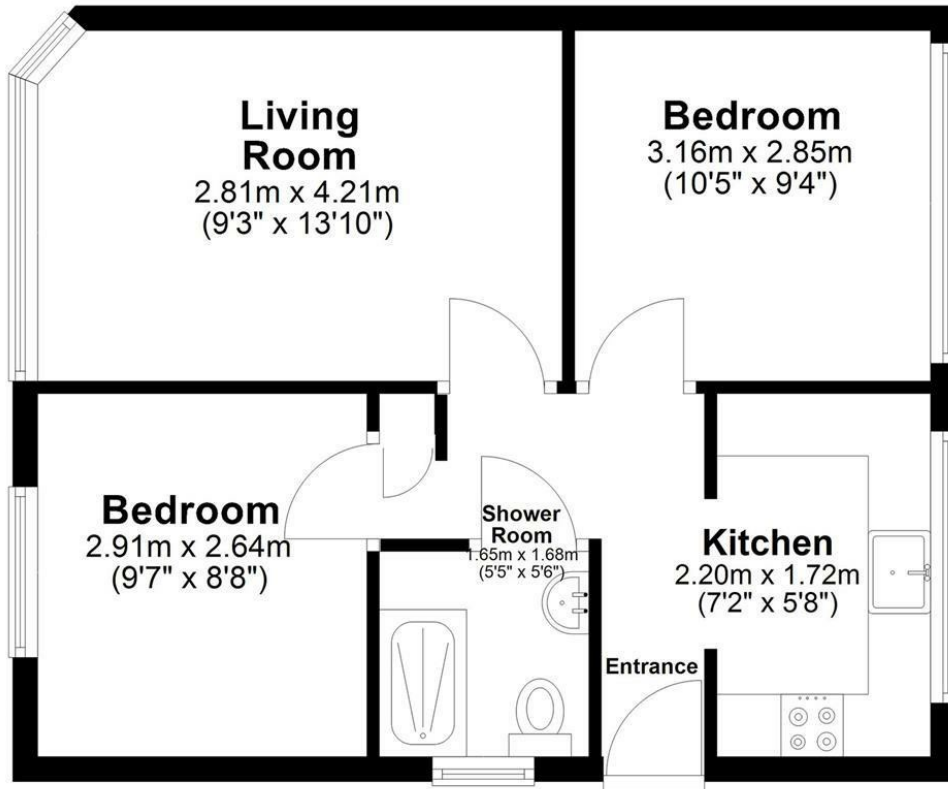
- First Floor
- Available Now
- Large Private Garden
- Redecorated Throughout
- Unfurnished
- Two Bedrooms



[Directions](#)



Floor Plan



Evolve
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	41.4
	Sq. feet	445.9

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	