



Netherlands Road, New Barnet, Barnet

Available

£400,000 (Leasehold)





Spacious, chain-free three-bedroom first-floor flat offering 1,130 square feet of comfortable living space complete with a rare integral garage, and independent private entrance.

Positioned on Netherlands Road in New Barnet, this spacious first-floor flat presents a unique opportunity for first-time buyers or savvy investors alike. Boasting approximately 1,130 square feet of well-appointed living space, this property features a private entrance, ensuring a sense of independence.

The flat comprises three generously sized bedrooms, providing ample space for family living or guest accommodation. The reception room is a welcoming area, perfect for relaxation or entertaining. The well-maintained bathroom and the utility of gas central heating throughout add to the appeal of this home.

Additionally, the property benefits from being fully double glazed, enhancing energy efficiency. One of the standout features of this flat is the integral garage, offering parking for two vehicles, a rare find in urban settings. The access to the loft provides extra storage options, catering to all your organisational needs. With no fixed service charge and minimal ground rent, this property is practical and economical.

Situated in an active residential location, residents will enjoy easy access to local cafes such as Caffe Granello and Boyden's Kitchen, restaurants including Ninova Restaurant and Pizza Monster, schools like Livingstone Primary and Nursery School and East Barnet School, and green spaces such as Oak Hill Park and Victoria Park.

Transport links make commuting and daily errands a breeze. This flat is offered chain-free, allowing for a smooth transition into your new home. In good condition throughout, this property is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity to secure a home in New Barnet.

Tenure: Leasehold

Lease Term: Started in 1976 with a lease of 189 years.

Term Remaining: 139 years remaining

Service Charge: Not payable

Ground Rent: £25 per year

Local Authority: London Borough of Barnet

Council Tax: D

Garage & Driveway

Integral garage with up and over door, light and driveway/parking space in front of garage.

Entrance

Hardwood door to side aspect, stairs to first floor, double glazed window to side aspect, loft access, radiator, doors to remaining rooms:

Lounge

x2 double glazed windows to rear aspect, x2 radiators.

Kitchen

x2 Double glazed windows to front aspect, matching range of wall and base units with roll top work surfaces over, 1 1/2 stainless steel sink and drainer with mixer tap, plumbed space for washing machine, integrated dishwasher, integrated microwave, integrated fridge freezer, 4-ring electric hob with extractor hood over, wall mounted Worcester boiler, tiled splash backs, spotlights, smoke alarm.

Bathroom

Double glazed opaque window to front aspect, built in airing/storage cupboard, radiator, vanity hand basin with mixer tap and storage under, panel bath with mixer tap shower screen and shower extension, low flush w/c, extractor fan.

Bedroom One

Double glazed bay window to front aspect, radiator, picture rail.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bedroom Three

Double glazed window to rear aspect, radiator.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property







internally and externally is not permitted.

c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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**Approximate Gross Internal Area 1209 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 56 sq ft – 5 sq m

First Floor Area 1153 sq ft – 107 sq m

Garage Area 123 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Barnet / Council Tax Band: D

