MARK NEWTON

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FOR SALE / CHAIN FREE

Arlingham House

St Albans Road, South Mimms, Potters Bar, EN6 3PH

£315,000

2 double bedrooms / Duplex maisonette / Off-street parking

THE HOME

Village living over two floors



Open-plan kitchen, dining and living room

Ground floor

The private front door opens into a lobby with stairs to the first floor. The open-plan room has space for a dining table and seating, while the fitted kitchen has integrated appliances and quartz worktops. A separate cloakroom completes the ground floor.

First floor

Two double bedrooms share a modern bathroom with a shower over the bath. There is storage off the landing. Heating, hot water and cooking are all electric.

South Mimms

Arlingham House is a conversion of a building dating from the late 1600s. The village has road access to the M25 and A1(M), with Potters Bar and Barnet reachable by car or bus. An off-street parking space is included.

PROPERTY PHOTOGRAPHS

Inside Arlingham House



Living area



Bedroom



Bedroom



Bathroom

PROPERTY DETAILS

Floor plan and particulars



The floor plan gives an approximate internal area of **639 sq ft / 59.4 m²**. The EPC records **68 m²**. Buyers should verify measurements if floor area is material to their purchase.

TENURE	LEASE REMAINING	EPC RATING
Leasehold	**Approx. 122 years**	**D (64)**

The listing reports current rent of **£1,650 per calendar month**. Please ask Mark about the current tenancy and proposed possession arrangements.

Arrange a viewing

Mark Newton | 020 3903 6660 | mark.newton@expuk.com

marknewton.exp.uk.com / Ref MN1282