



VERNON CRESCENT, EAST BARNET, EN4

Michael Wright are pleased to offer this 2 double bedroom first floor maisonette, with it's own rear garden, well-sized reception room, separate Kitchen & Bathroom. It is in need of a full renovation. Situated in a quiet residential turning off Mansfield Avenue, the Property is within Walking Distance of Cat Hill for Bus Routes, is also accessible to Cockfosters for Local Shops, Restaurants & Cockfosters Tube Station (Picc. Line) as well as East Barnet & Oak Hill Park. Also in the Catchment for Good Local Schools for All Ages, Including East Barnet Secondary School & Danegrove Junior School. This property is offered Chain Free



ACCOMMODATION

* ENTRANCE HALL * SPACIOUS 16FT RECEPTION ROOM * SEPARATE KITCHEN * 2 DOUBLE BEDROOMS * BATHROOM * OWN REAR GARDEN * SHARE OF FREEHOLD WITH 931YR LEASE
* OFFERED CHAIN FREE * IN NEED OF A FULL RENOVATION *
* GAS CENTRAL HEATING (NEEDS INSPECTING) * FEATURES: DOUBLE GLAZING & LARGE LOFT *

PRICE: £360,000 LEASEHOLD - SHARE OF FREEHOLD

ENTRANCE HALL

Entered via its own door and stairs leading up to the entrance hall which gives access to both bedrooms, the kitchen, bathroom & reception room.



RECEPTION ROOM 16'0 x 12'1 (4.88m x 3.68m)
Large double glazed window, pendant lighting & radiator



KITCHEN 9'8 x 8'10 (2.95m x 2.69m)

BEDROOM 1 14'4 x 8'11 (4.37m x 2.72m)
Large double glazed window with radiator beneath. Pendant lighting.



BEDROOM 2 12'4 x 12'0 (3.76m x 3.66m)
Double glazed window with radiator beneath, pendant lighting.



BATHROOM 5'9 x 5'7 (1.75m x 1.70m)

OWN REAR GARDEN approx 30'0 (approx 9.14m)
The property has it's own rear garden, access from the side of the property.
It is currently very overgrown.

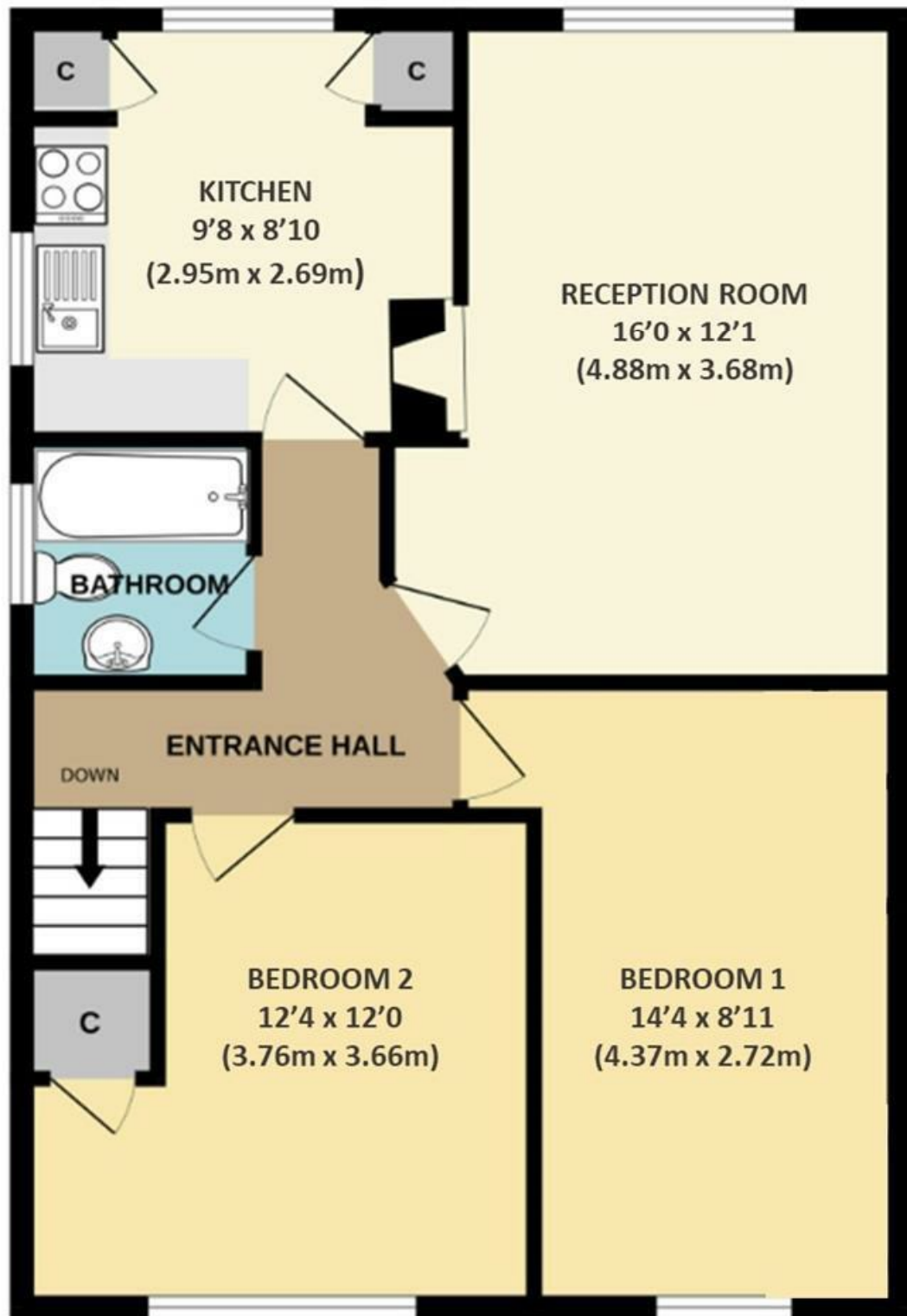




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Approximate internal area: 677qft (63sqm)

All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.