



**44 Lyonsdown Road**

**New Barnet, EN5 1SX**

**Offers over £350,000**



# Welcome to 44 Lyonsdown Road

## New Barnet, EN5 1SX

Nestled in the desirable Lyonsdown neighbourhood of Barnet, this charming two bedroom top floor flat presents an excellent opportunity for both first-time buyers and investors alike. Spanning an impressive 635 square feet, the property boasts a generous reception room, a well-proportioned bedrooms, and a bathroom.

This purpose-built flat comes with the added benefit of a lengthy 103 year lease and is offered chain free, making it an attractive proposition for those looking to move swiftly. The location is particularly advantageous for commuters, with New Barnet Mainline Station just a short stroll away, providing direct access to London Kings Cross and Moorgate. Additionally, High Barnet Underground Station, which serves the Northern Line, is conveniently located within a mile.

Residents will appreciate the variety of local amenities at their fingertips. A Sainsbury's supermarket, New Barnet's leisure centre, PureGym, and the Everyman cinema are all within walking distance, ensuring that daily conveniences and leisure activities are easily accessible.

This flat is not just a home; it is a gateway to a vibrant community and a lifestyle that balances convenience with comfort. Whether you are looking to invest or seeking a new place to call home, this property is well worth your consideration.

Lease: 103 years lease  
Service Charge: £1,450 pa  
Ground Rent: £326 pa  
Council Tax Band: D  
Level: 2nd floor (top floor)















# Floor Plan



