



## Flat 62 Endeavour House, 1 Lyonsdown Road, Barnet, EN5 1HR

£4,250 per month



A well-presented **\*\*sixth-floor studio apartment\*\*** available to rent within the modern and well-maintained **\*\*Endeavour House\*\***, ideally situated on Lyonsdown Road in New Barnet.

Offering approximately **\*\*30 sq m (322.92 sq ft)\*\*** of well-planned living accommodation, this attractive studio provides a comfortable and practical home in a highly convenient location. The property benefits from a **\*\*separate kitchen and bathroom\*\***, offering excellent functionality and a greater degree of separation than many studio apartments.

The apartment features **\*\*double-glazed windows throughout\*\***, while residents benefit from **\*\*two passenger lifts and CCTV throughout the building\*\***. A further major benefit is the **\*\*designated outdoor parking space\*\***, providing convenient off-street parking.

The location is particularly well suited to commuters, with **\*\*New Barnet Railway Station just approximately two minutes' walk away\*\***. A wide selection of **\*\*shops, cafés, restaurants and local amenities\*\*** can also be found within the surrounding area.

- Modern sixth-floor studio apartment
- Separate kitchen and bathroom
- Designated outdoor parking space included
- Approximately 2 minutes' walk to New Barnet Railway Station
- Approximately 30 sq m (322.92 sq ft)
- Double-glazed windows throughout
- Two passenger lifts and CCTV throughout the building
- EPC Rating B (85) and Council Tax Band B

