



estate agents



60a Avondale Avenue , East Barnet, EN4 8ND

We offer this recently decorated two double bedroom first floor maisonette with own garden. This property is ideally located in this popular turning off Church Hill Road. Close to Oak Hill Park, well regarded schools, local shops, cafes and restaurants and within walking distance to Oakleigh Park train station. Offered on a chain free basis and with long leasehold (over 900 years remaining).

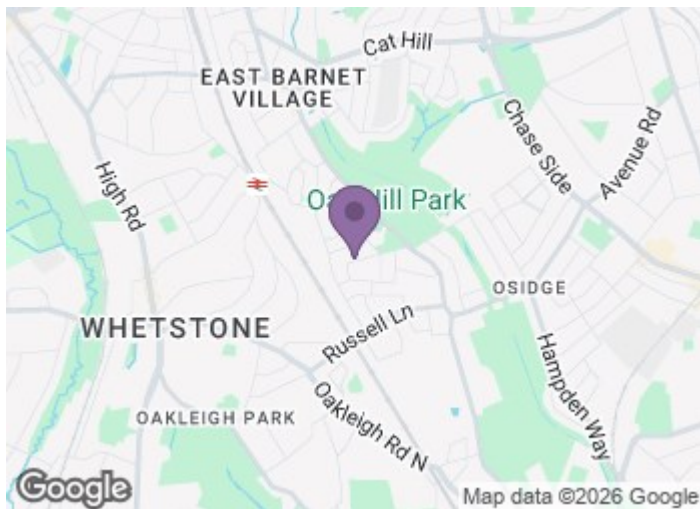
£350,000

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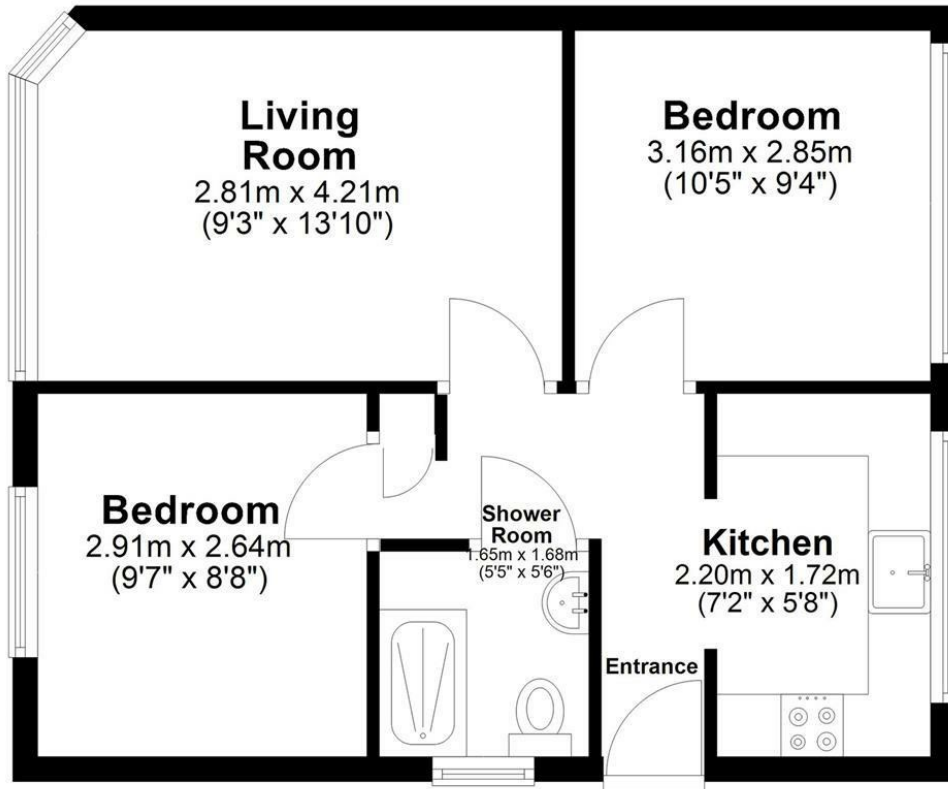
- Reception
- Bathroom
- Long Lease
- Two Double Bedrooms
- First Floor
- Chain Free
- Kitchen
- Own Garden



[Directions](#)



Floor Plan



Evolve
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	41.4
	Sq. feet	445.9

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	