



MARGARET ROAD, NEW BARNET, EN4

This beautifully presented, bright and spacious TWO double bedroom, first floor purpose built flat situated in New Barnet, would be perfect for first time buyers and investors. The property comprises of a good sized reception room/diner, separate kitchen, airy bathroom and benefiting from double glazing throughout, new carpets and low service charges. In addition to a decent length lease of 115 years (approx.), the property has gas central heating and communal gardens to the front and rear of the block. Conveniently located within walking distance to New Barnet Mainline Station, with easy access into central London and local amenities. Viewings highly recommended.



ACCOMMODATION

*PURPOSE BUILT BLOCK * FIRST FLOOR FLAT * ENTRANCE HALL * ENTRY PHONE SYSTEM *
RECEPTION ROOM * TWO DOUBLE BEDROOMS * SPACIOUS FITTED KITCHEN * BATHROOM *
COMMUNAL FRONT & REAR GARDEN *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £325,000 LEASEHOLD

HALLWAY:

Newly Carpeted, Entry Phone System, Large Storage Cupboard

RECEPTION ROOM: 16'11" x 12' (5.16m' x 3.66m)

Double Glazed Window, Newly Carpeted, Radiator. Ample Space for Dining Table Also.



DIFFERENT ASPECT OF RECEPTION ROOM:



WELL FITTED KITCHEN: 16'6" x 6'11" (5.03m x 2.11m')
Double Glazed Window, Vinyl Flooring, Part Tiled Walls, Wall & Base Units, Gas Cooker, Washing Machine, Stainless Steel Sink and Drainer



BEDROOM 1: 12' x 10'11" (3.66m x 3.33m')
Double Glazed Window with Garden Aspect, Newly Carpeted, Radiator



BEDROOM 2: 12' x 11'8" (3.66m x 3.56m')
Double Glazed Window with Garden Aspect, Newly Carpeted, Radiator



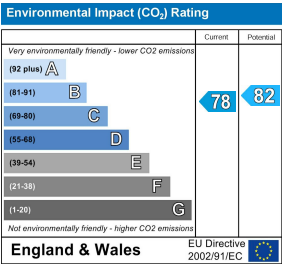
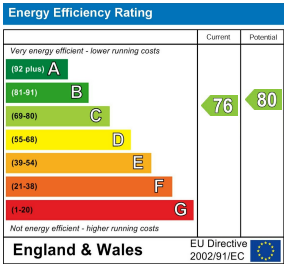
BATHROOM: 8'4" x 6'10" (2.54m x 2.08m')
Double Glazed Window, Bath with Shower Attachment, W/C, Wash Hand Basin, Large Airing Cupboard, Housing a Combination Boiler, Tiled Walls, Carpeted.



COMMUNAL GARDENS TO REAR:
Mainly Laid to Lawn. Reasonably Secluded.



Awaiting Floor Plan



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.