



Gloucester Road
New Barnet, Barnet, EN5 1NB
£485,000

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An EXCEPTIONALLY SPACIOUS 3 double bedroom (1 en suite) SECOND FLOOR APARTMENT with STUNNING SUNRISE/SUNSET VIEWS towards London & Canary Wharf. This popular purpose built block located in the heart of the HIGHLY REGARDED 'LYONSDOWN' AREA is within walking distance of NEW BARNET MAINLINE as well as LOCAL SHOPPING and leisure facilities. The block of 12 flats is approached via a communal entrance and offers both LIFT and stair access to the second floor. The large apartment (approx 1003 sq ft) has a spacious welcoming hallway, lounge/dining room, fully fitted kitchen, 3 DOUBLE BEDROOMS, recently fitted en suite shower room and a family bathroom. The property also benefits from a LOFT, newly fitted double glazing and ALLOCATED PARKING. No cladding on the block.

EPC : C

HALL

RECEPTION ROOM

19'10 x 15'7 (6.05m x 4.75m)

KITCHEN

12'11 x 6'11 (3.94m x 2.11m)





BATHROOM

7'3 x 6'4 (2.21m x 1.93m)

BEDROOM

15' x 9'10 (4.57m x 3.00m)

BEDROOM

15' x 9'3 (4.57m x 2.82m)

BEDROOM

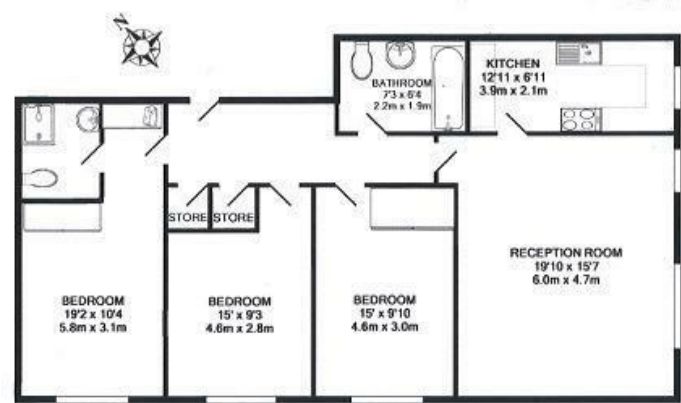
19'2 x 10'4 (5.84m x 3.15m)

EN SUITE



Floor Plan

Floorplan for 3 bedroom flat for sale



GIA 93.24 SQ M - 1003 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

