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Walton Court

FLATS

PRIVATE  
PROPERTY

**Lyonsdown Road  
Barnet**

# Walton Court, 23 Lyonsdown Road, New Barnet, EN5 1JW £615,000

\*\*\*Chain Free\*\*\* Located on the first floor, a beautifully presented 3 bedroom purpose built flat with balcony and garage. The property offers bright and spacious accommodation throughout and comprises a large welcoming hallway, a generous reception room/dining room with access to the balcony, fully fitted modern kitchen with Miele appliances, a principal bedroom with en suite shower room and fitted wardrobes, 2 further double bedrooms with fitted wardrobes and a family bathroom.

At the rear of the flat, there are communal gardens and a garage which is one of the three larger garages en bloc. It has an electric door and a power supply with a suitable adaptor for car charging.

Situated on this highly sought after residential road with New Barnet station just a short walk away, with access to central London and High Barnet underground (Northern Line) also within easy reach.

The property is conveniently located to a wide selection of shopping facilities, highly regarded schools and a range of recreational parks, gyms and leisure centres offering fitness and wellness amenities.

Local Authority: Barnet

Council Tax band: E

Tenure: Share of Freehold

















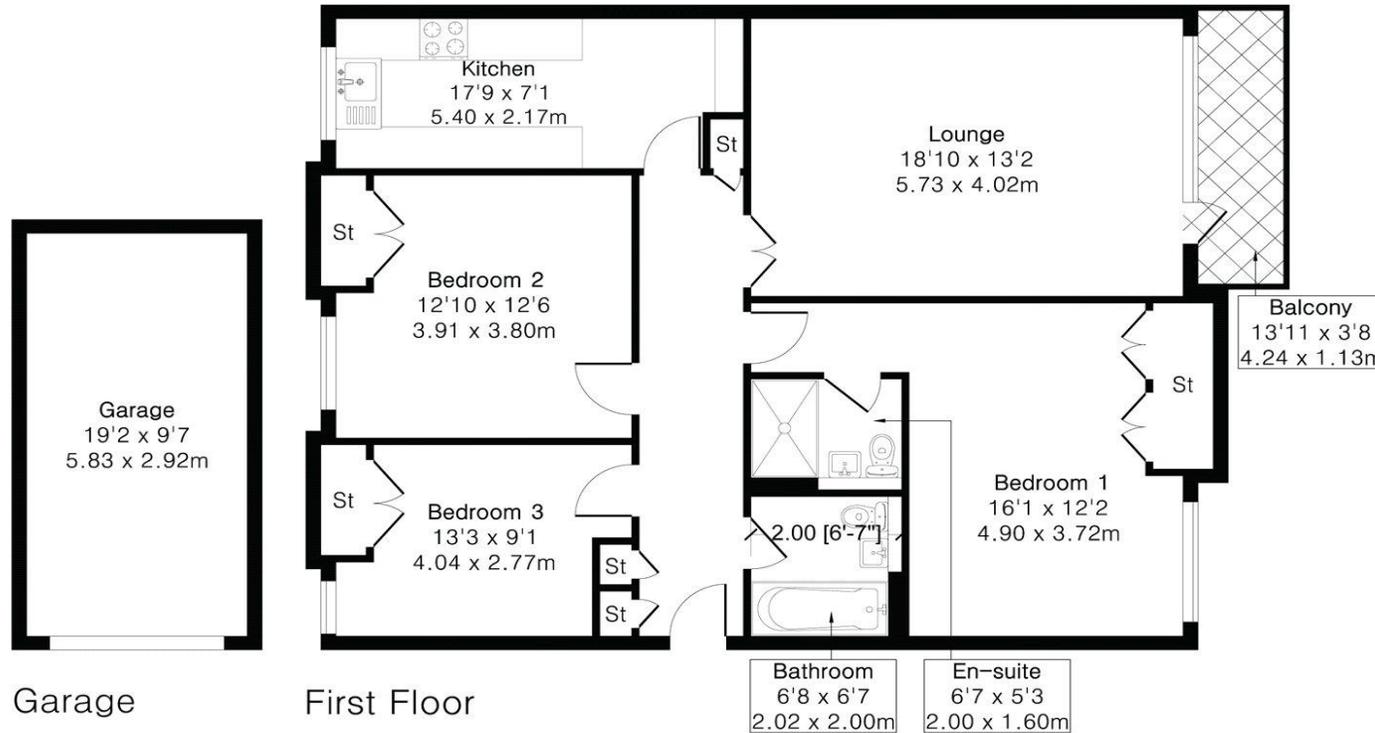




# Approximate Gross Internal Area 1281 sq ft - 119 sq m

First Floor Area 1098 sq ft – 102 sq m

Garage Area 183 sq ft – 17 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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