

Longmore Avenue  
New Barnet, Hertfordshire, EN5 1JY  
Price £435,000 Share of freehold

**STATONS**

Tel: 020 8449 3383  
Email: [barnet@statons.com](mailto:barnet@statons.com)  
Bedrooms 2 | Bathrooms 1 | Receptions 1







118 Longmore Avenue  
New Barnet, Hertfordshire  
EN5 1JY



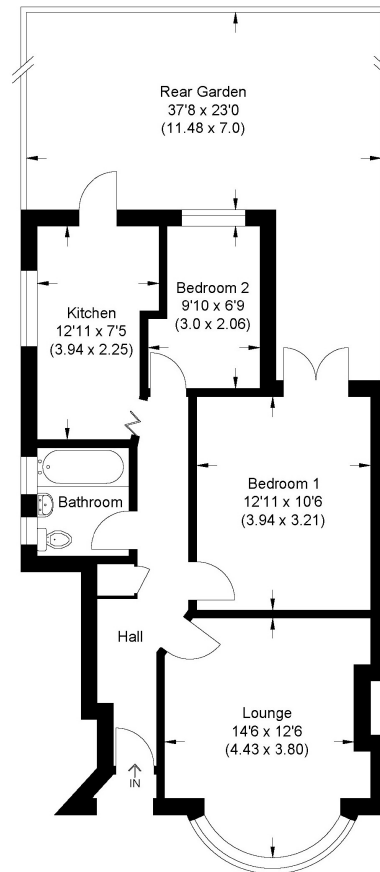
A beautifully presented ground floor maisonette with large rear garden situated in this sought after location. The property offers bright, well planned accommodation and comprises a welcoming entrance hall, bay fronted reception room with feature fireplace, modern fitted kitchen with direct access to the rear garden, master bedroom with fitted wardrobes and door to garden, bedroom 2 and a family bathroom. Externally there is a pretty front garden, side garden with storage shed and a rear garden with patio, decked sun terrace and a bar area, perfect for al fresco dining and entertaining. There is scope for a side extension subject to planning permission.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. The Spires shopping centre is close with its many shopping amenities and Pure Fitness gym is also nearby. The area has many well regarded schools both private and state.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .



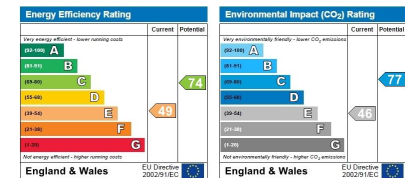




Ground Floor

Approximate Gross Internal Area  
54.29 sq m / 584.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



## Features Include

• Close To Amenities • Excellent Schools • Private Rear Garden • 2 Bedrooms • Ground Floor

### 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.

### BARNET

1-2 Hadley Parade  
High Street  
Barnet, Herts  
EN5 5SX  
Tel: 020 8449 3383  
Fax: 020 8441 7676  
barnet@statons.com

### RADLETT

50 Watling Street  
Radlett  
Herts  
WD7 7NN  
Tel: 01923 604 321  
Fax: 01923 859 182  
radlett@statons.com

### NEW HOMES SHOWCASE

204 High Street  
Hadley Green  
Barnet, Herts  
EN5 5SX  
Tel: 020 8441 9555  
Fax: 020 8441 7976  
newhomes@statons.com

### HADLEY WOOD

10 Crescent West  
Hadley Wood  
Herts  
EN4 0EJ  
Tel: 020 8440 9797  
Fax: 020 8440 8282  
hadley@statons.com

### TOTTERIDGE

28 - 30 Totteridge Lane  
Totteridge  
London  
N20 9QJ  
Tel: 020 8445 3694  
Fax: 020 8445 3217  
totteridge@statons.com

### BROOKMANS PARK

53 Bradmore Green  
Brookmans Park  
Herts  
AL9 7QS  
Tel: 01707 661144  
Fax: 01707 644111  
brookmans@statons.com