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**Manor Road
Barnet**

Abingdon Lodge, 37 Manor Road, Barnet, EN5 2JG £595,000

A beautifully presented 3 double bedroom apartment situated in this well maintained purpose built block close to amenities.

The property benefits from a share of the freehold and offers bright and spacious accommodation throughout. Comprising a large open plan reception room with contemporary kitchen and access to the balcony, a generous principal bedroom with a modern en suite shower room, 2 further double bedrooms and a further shower room. Externally there are beautifully kept communal gardens for the residents to enjoy and a garage.

Abingdon Lodge is within walking distance to the High Street and 'The Spires shopping centre' with its large selection of shops, restaurants, boutiques and coffee shops and within easy reach of High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by and a regular bus service provides access to the stations and neighbouring areas. Barnet has many renowned highly regarded schools both private and state.



























Manor Road, Barnet, EN5

Approximate Area = 949 sq ft / 88.1 sq m

Garage = 140 sq ft / 13 sq m

Total = 1089 sq ft / 101.1 sq m

For identification only - Not to scale



Local Authority: Barnet

Council Tax band: D

Tenure: Share of Freehold



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023. Produced for Statons. REF: 1036247

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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