

**STATONS**

[www.statons.com](http://www.statons.com)

**Merton Court  
Barnet**



# Merton Court, 99 Leicester Road, Barnet, EN5 5EN £395,000

**\*\*\*CHAIN FREE\*\*\*\*\*** A bright and spacious 2 double bedroom first floor maisonette situated in a popular location. The property offers a spacious living area, a fully equipped kitchen and a family bathroom. Further benefits include a garage and a private garden.

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 gym is also nearby. The area has many well regarded schools both private and state.




















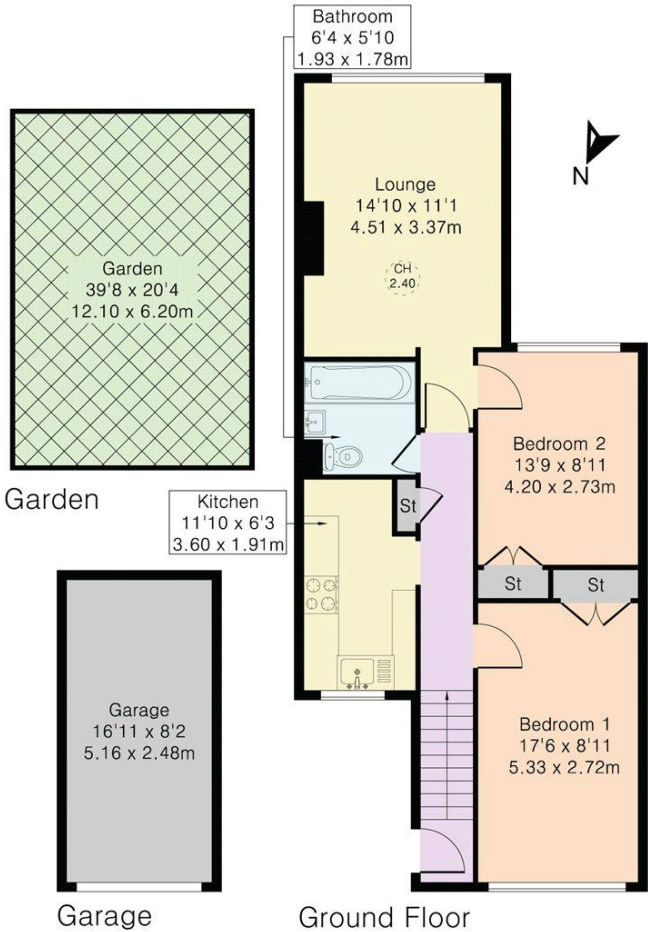




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	62	65
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Local Authority:** Barnet  
**Council Tax band:** D  
**Tenure:** Share of Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A

Approximate Gross Internal Area 789 sq ft – 73 sq m  
Ground Floor Area 651 sq ft – 60 sq m  
Garage Area 138 sq ft – 13 sq m



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.



# STATONS

[www.statons.com](http://www.statons.com)

## STATONS BARNET

1 HADLEY PARADE  
HIGH STREET  
BARNET  
HERTS  
EN5 5SX  
020 8449 3383  
[barnet@statons.com](mailto:barnet@statons.com)

