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SOUTH LODGE

Warwick Road
Barnet



South Lodge, 1A Warwick Road, Barnet, EN5 5ET £350,000

Situated on the second floor in Barnet, we are delighted to offer this two-bedroom apartment, in need of some updating.

Features include a bright living and dining area opening onto a Juliet balcony that leads to the kitchen, and a bathroom with a separate guest wc.

The flat also comes with the added advantage of a garage, providing convenient off-street parking or extra storage.

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 a stroll away. The area has many well regarded schools both private and state.






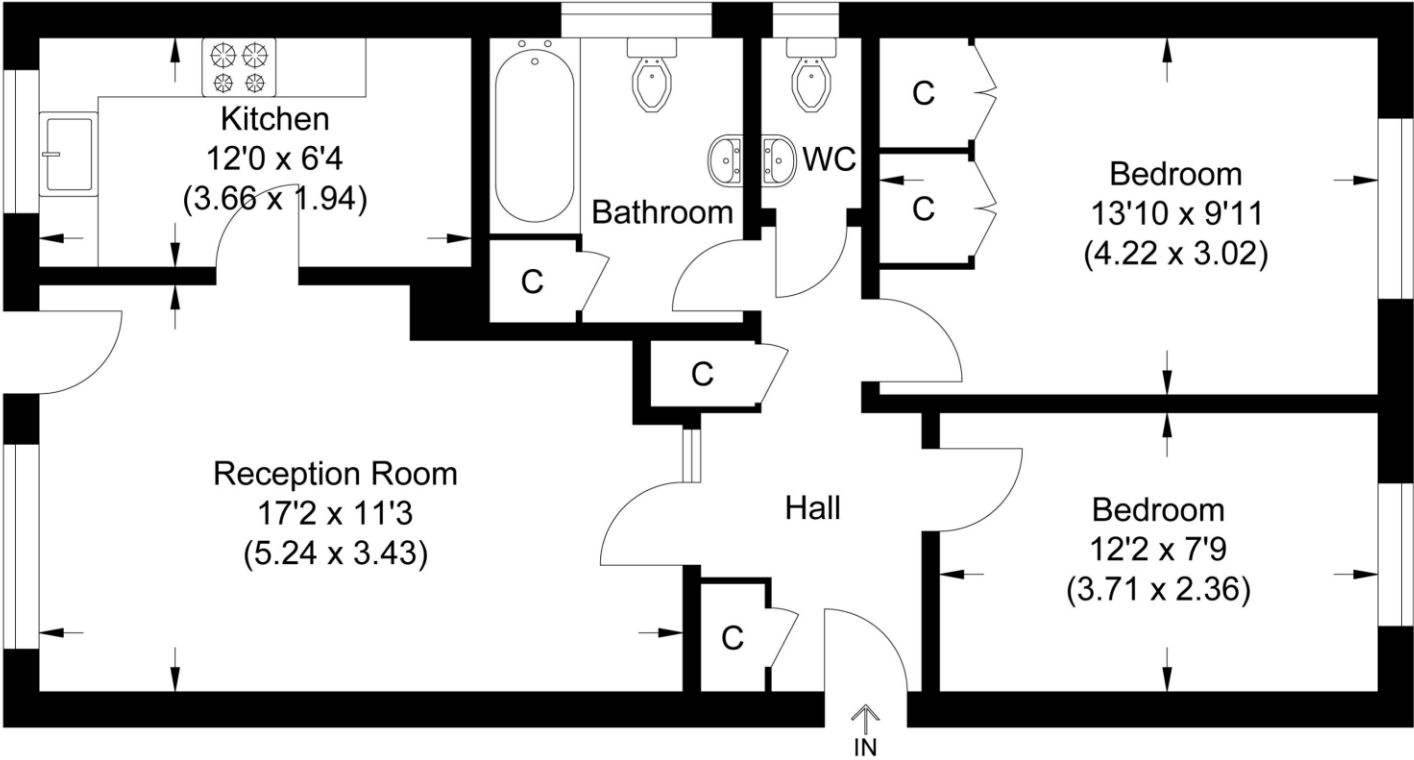




Approximate Gross Internal Area
58.4 sq m / 628.61 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)	68	
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: Leasehold
Service Charge: £3,000pa
Ground Rent: TBC



Ground Floor

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

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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