



Dukes Avenue, Barnet, London, N3

£575,000 *Share of Freehold*

2 1 2

Set on a sought-after residential street, this charming extended ground floor garden flat offers an ideal blend of contemporary living and period features. Located on Dukes Avenue, the property provides a peaceful retreat while still being within easy reach of the local amenities, transport links, and green space of Victoria Park. The property benefits further from having an en-suite to the master bedroom, and is being offered on a chain free basis.

KEY FEATURES

- Two Bedrooms
- Ensuite to master bedroom
- Garden
- Gas central heating
- Chain free
- Double glazing



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Further features include: an extra room off bedroom two, which can be used as either a study, guest bedroom or dressing room. A modern terrace to the front of the house, a cosy, multi-fuel stove in the living room, and a useful shed for storage.

An internal viewing is highly recommended!

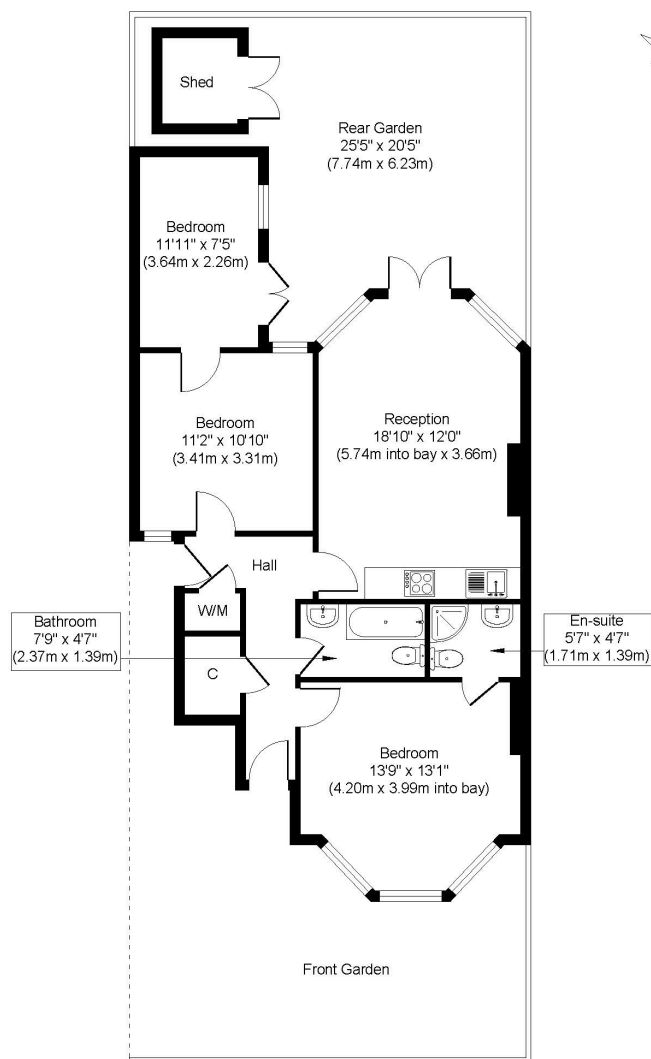




MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: C
EPC rating: D

Dukes Avenue N3
Approx. Gross Internal Floor Area 66.32 sq. m / 713 sq. ft



For identification purposes only
 Measurements are not to scale and are approximate only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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