



Jason Oliver
PROPERTIES

Shurland Avenue, East Barnet, EN4



- Two Bedroom Second Floor Apartment
- Fully refurbished
- Spacious Reception Room
- Fully Fitted Kitchen
- Double Glazed Throughout
- Walking to Oakleigh Park rail station

Jason Oliver Properties proudly presents this beautiful two bedroom second floor apartment ideally situated within walking distance to Oakleigh Park railway station (East Coast Main Line) and close proximity to East Barnet's local amenities as well as Oak Hill Park. The property has been recently refurbished to a good standard and benefits from spacious reception room, fully fitted kitchen, fully tiled bathroom, entry phone, double glazed throughout, residential parking and communal gardens. This property is offered CHAIN FREE.

£245,000 Leasehold

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APPROACH

Approached via communal door.

HALLWAY

Storage cupboard, carpeted floor.

RECEPTION

15'10" x 11'4" (4.83m x 3.45m)
Double glazed window to rear aspect, Economy 7 radiator, carpeted floor.

KITCHEN

8'6" x 8'6" (2.59m x 2.59m)
Brand new range of wall and base units, stainless steel sink, electric hob with extractor fan above, electric oven, double glazed window to rear aspect, Economy 7 radiator, partly tiled walls.

BEDROOM ONE

12'8" x 9'3" (3.86m x 2.82m)
Double glazed window to front aspect, Economy 7 radiator, carpeted floor.

BEDROOM TWO

9'1" x 6'10" (2.77m x 2.08m)
Double glazed window to front aspect, Economy 7 radiator, carpeted floor.

BATHROOM

Suite comprising hand wash basin, low flush w.c. and bath, tiled walls.

RESIDENTIAL PARKING

COMMUNAL GARDENS

SERVICE CHARGES & GROUND RENT

Approx. £905 per annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.