



**Lyonsdown Avenue Barnet EN5 1DX**

**welcome to**

**Lyonsdown Avenue, Barnet**

A striking and attractive five double bedroom detached family home built prior to 1913 on the upmarket Lyonsdown estate in Arts and Crafts inspired style in need of modernisation. This home is situated 0.5 miles from Oakleigh Park and 0.7 miles from Totteridge & Whetstone Stations.



# Lyonsdown Avenue, New Barnet, Barnet, EN5

Approximate Area = 3796 sq ft / 353 sq m (includes garage)

Limited Use Area(s) = 338 sq ft / 31 sq m

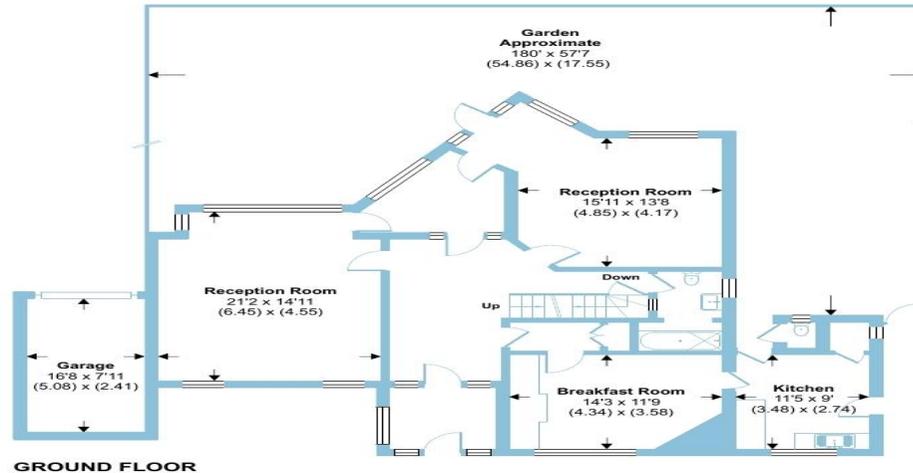
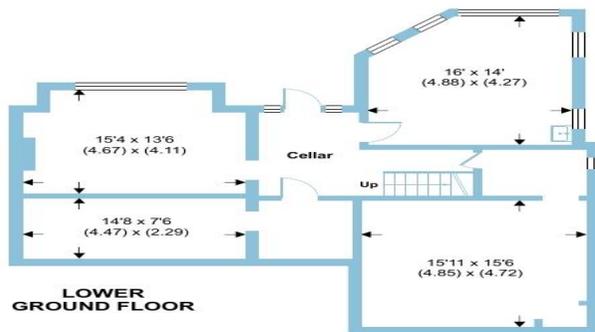
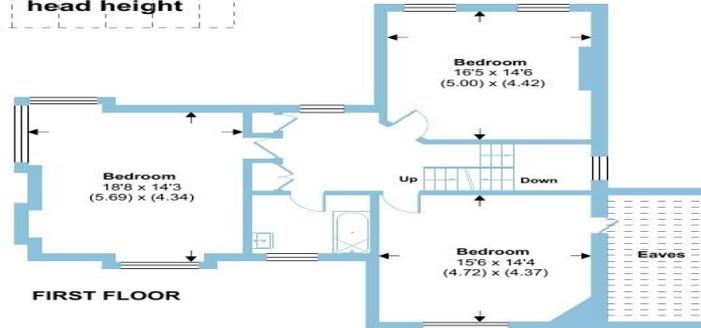
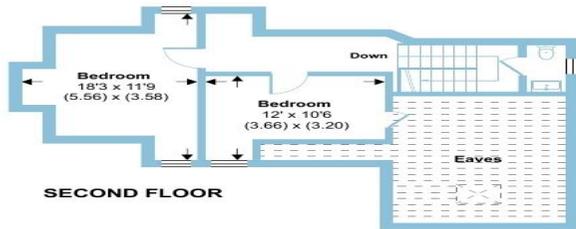
Outbuilding = 7 sq ft / 1 sq m

Total = 4141 sq ft / 385 sq m

For identification only - Not to scale



Denotes restricted head height



A striking and attractive detached family home built prior to 1913 on the upmarket Lyonsdown estate in Arts and Crafts inspired style. This detached house in Voysey style with plenty of vernacular details, including catslide roof, battered at the bottom so that the walls spread out, hoods over the ground-floor windows, tall chimneys and pitched roof dormers. The property is a bright and spacious and offers a plethora of potential throughout. Offering versatile accommodation over three floors plus a cellar, making it ideal for family living. Comprising a stunning entrance hallway, front reception room, a wonderful dining room, ground floor bathroom, fitted kitchen and separate breakfast room, utility area with a door to the rear garden. A beautiful staircase takes you to the galleried first floor landing with guest WC, three double bedrooms and family bathroom, to the second floor two additional double bedrooms are also on offer. Externally there is a mature, rear garden approximately 180ft with patio area which is ideal for entertaining a garage to and driveway to the front providing parking.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Barnard Marcus. REF: 840061



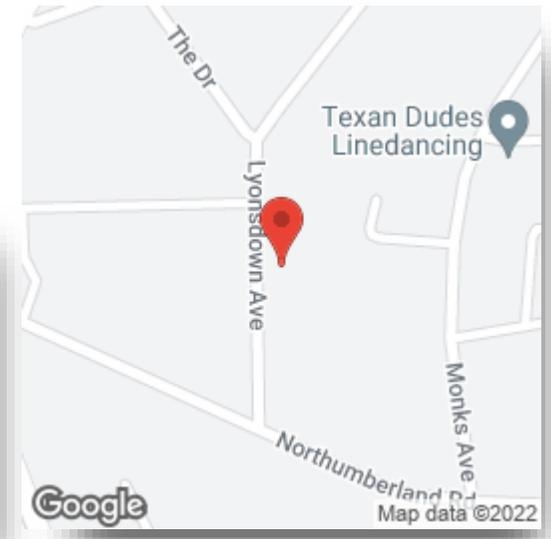
welcome to

## Lyonsdown Avenue, Barnet

- Five Double Bedrooms
- In Need of Modernisation
- Arranged Over Four Floors
- 180' Rear Garden
- Oakleigh Park 0.5 Miles & Totteridge & Whetstone Stations 0.7 Miles

Tenure: Freehold EPC Rating: E

# £1,500,000



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Please note the marker reflects the postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WTS105702 - 0003

  
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