

Lyonsdown Avenue,

New Barnet, EN5

STATONS
www.statons.com

Lyonsdown Avenue, New Barnet, EN5

An Exceptional Period Residence Offering Space, Character and Versatile Family Living.

A truly impressive and beautifully presented period home, offering approximately 3,523 sq ft of accommodation, combining timeless charm with generous proportions and an abundance of versatile living space.

The property boasts five bedrooms, four bathrooms, a spacious double reception room, a large kitchen/dining room, two dedicated offices and a utility room, making it perfectly suited to modern family life.

A standout feature is the attached annexe, extended over the garage, providing excellent flexibility for multi-generational living, extended family or visiting guests. Outside, a substantial rear garden offers exceptional space for entertaining and family enjoyment, with room for a football pitch, alongside a fully equipped garden studio ideal for home working, hobbies or a private retreat.

Further benefits include a generous driveway providing extensive off-street parking and a garage.

Beautifully maintained and offering an exceptional combination of period character, space and versatility, this is a wonderful opportunity to acquire a substantial family home with so much to offer.

Lyonsdown Avenue is a highly regarded residential turning in the heart of New Barnet, well placed for a range of local shops, cafes and everyday amenities. Oakleigh Park mainline station provides convenient access into Central London, while nearby High Barnet Underground Station offers Northern Line services. The area is also well regarded for its selection of highly sought-after schools, green open spaces and excellent road links including the A1 and M25.
















DREAM
LIVE
FOREVER
LIVE
EACH DAY AS
YOUR LAST
DRINK
COFFEE


















LAUNDRY










2022
Best Workplaces





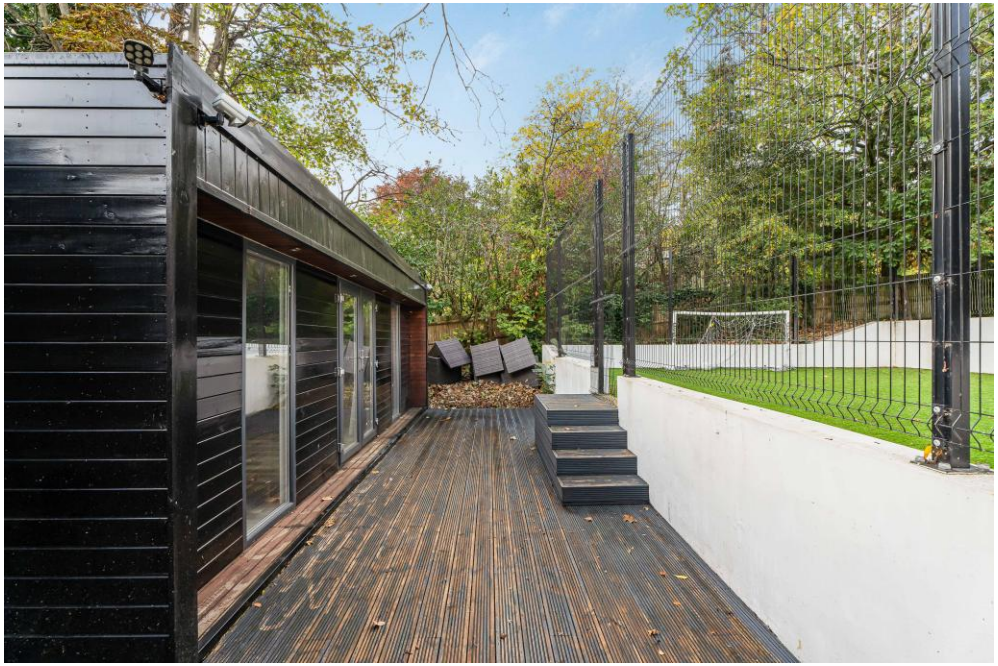










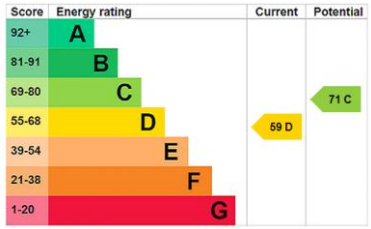






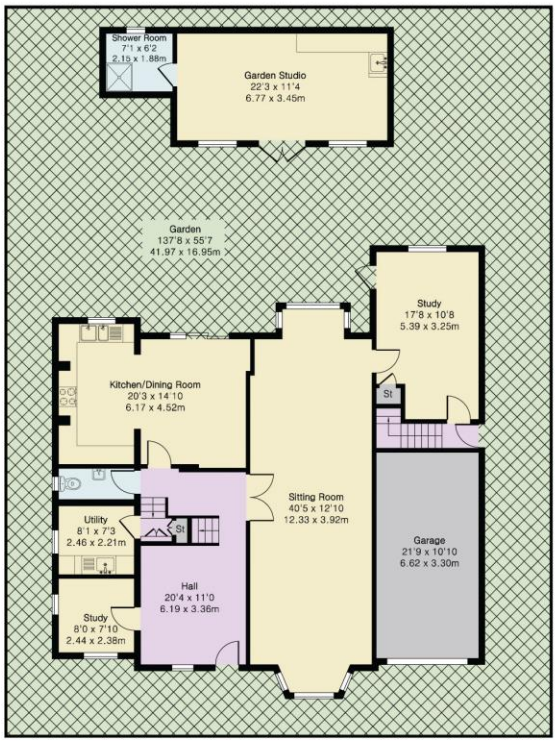




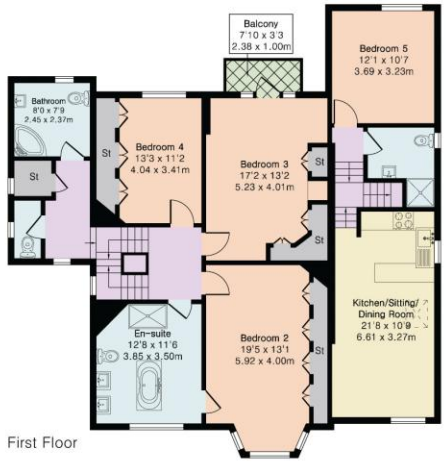


Local Authority: Barnet
Council Tax Band: G
Tenure: FREEHOLD

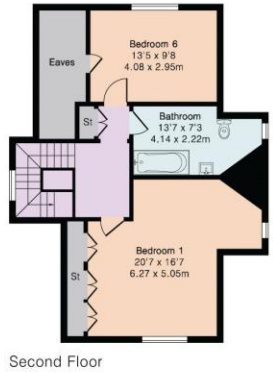
Approximate Gross Internal Area 3523 sq ft - 328 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1406 sq ft – 131 sq m
First Floor Area 1495 sq ft – 139 sq m
Second Floor Area 622 sq ft – 58 sq m
Garage Area 235 sq ft – 22 sq m
Outbuilding Area 298 sq ft – 28 sq m



Ground Floor



First Floor



Second Floor

N

The Property Ombudsman

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
TOTTERIDGE

28-30 Totteridge Lane, London N20 9QJ

Tel: 020 8445 3694

Email: totteridge@statons.com

STATONS
www.statons.com