



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

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49a Somerset Road

New Barnet, Barnet, EN5 1RF

A two-bedroom maisonette over first and second floors providing off-street parking. Offered to the market with no onward chain.

£320,000

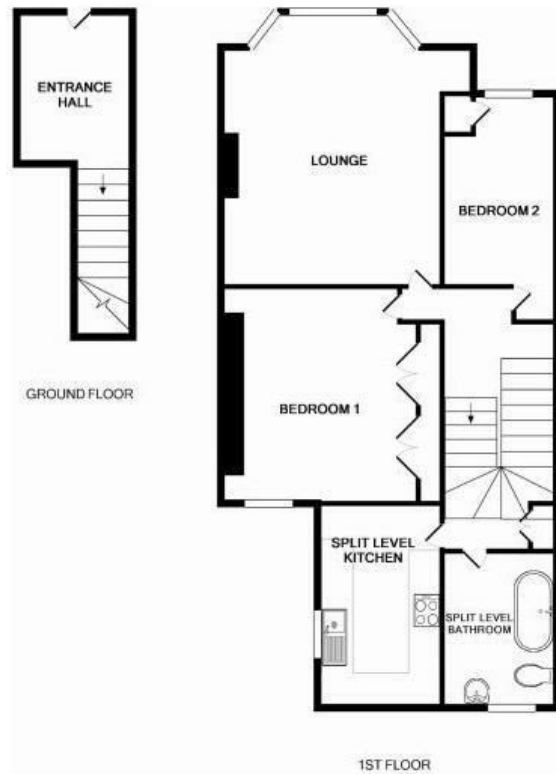
49a Somerset Road

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- Chain Free
- Off-street parking
- Balcony
- 72 years remaining on the lease
- 2-bedroom maisonette

Two double bedroom split level first floor maisonette situated on Somerset Road. The accommodation comprises a reception room, fitted kitchen, two double bedrooms and family bathroom. The property also benefits from a balcony and off-street parking for one car.





GROUND FLOOR

1ST FLOOR

SOMERSET ROAD
 TOTAL APPROX. FLOOR AREA 603 SQ. FT. (55.0 SQ. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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