



**Hadley Heights, Hadley Road, Barnet, Hertfordshire, Offers in excess of: £400,000  
EN5**

*Leasehold*



# Hadley Heights, Hadley Road, Barnet, Hertfordshire, EN5

This bright and spacious two bedroom flat provides pleasant southerly facing views reaching the London skyline and is situated on the first floor of this desirable development with lift service, immaculately kept grounds and garage.

The property is offered for sale on a chain free basis and comprises spacious reception room, fitted kitchen with granite work surfaces, two double bedrooms, bathroom, separate w.c. and further benefits from a garage set within the immaculately kept grounds of this development.

- **FIRST FLOOR PURPOSE BUILT FLAT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM WITH GRANITE WORK SURFACES AND INTEGRATED APPLIANCES**
- **BATHROOM AND SEPARATE W.C.**
- **GARAGE**
- **LIFT**
- **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **IMMACULATELY KEPT GROUNDS**
- **STORAGE CUPBOARD IN BASEMENT**
- **COUNCIL TAX BAND C**



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Reference: BRN170057**