



**Fitzjohn Avenue, High Barnet, EN5**

**Asking Price: £550,000**  
*Share of Freehold*

# Fitzjohn Avenue, Barnet, EN5

This exceptional 874 sq ft (81 m<sup>2</sup>) converted flat offers two double bedrooms, two reception rooms, a private garden, off-street parking, and a share of the freehold.

The property is accessed via its own private front entrance, leading into a hallway with two large storage cupboards. The accommodation includes a rear aspect reception room that flows seamlessly into a delightful extended conservatory garden room, with direct access to a central patio positioned between the kitchen and living space. The principal bedroom, located at the front, measures an impressive 16'10" x 13'8", while a second double bedroom sits to the rear alongside a modern shower room.

Externally, the property boasts a well maintained garden featuring a spacious patio, established planted borders, and a gate leading to an additional garden area with pond. The garden can be accessed from both the kitchen and the conservatory. To the front, there is off-street parking for one vehicle.

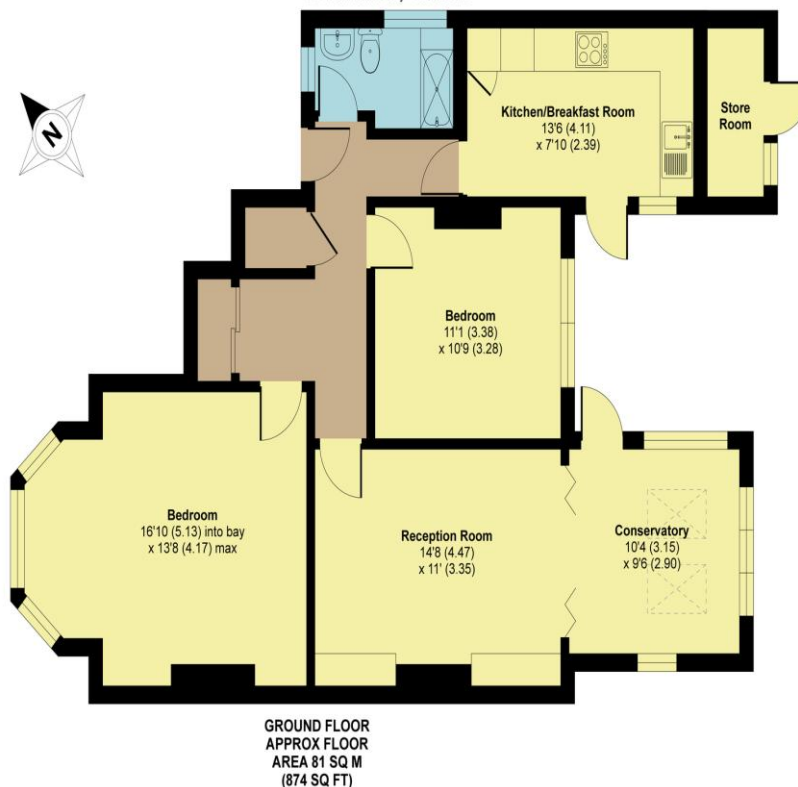
Ideally located close to Barnet Town Centre, the property benefits from a wide range of High Street shops, bars, and restaurants, as well as a popular Saturday food market. The nearby Spires Shopping Centre offers a selection of well-known retailers, including Waitrose, H&M, and Anytime Fitness gym. High Barnet Underground Station (Northern Line, Zone 5) is within easy reach, along with several highly regarded local schools, including St Catherines RC primary, Queen Elizabeth's Boys' Grammar, QE Girls' and Ark Pioneer Academy.

- **GARDEN FLAT WITH SHARE OF FREEHOLD**
- **874SQFT(81m2)**
- **TWO DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **SHOWER ROOM**
- **OWN PRIVATE ENTRANCE**
- **OFF STREET PARKING**

## Fitzjohn Avenue, Barnet, EN5

Approximate Area = 874 sq ft / 81 sq m (excludes store room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Hunters Property Group. REF: 701278











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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: BRN230192