



High Street, Barnet, EN5

Offers in excess of: £450,000.

Leasehold

High Street, Barnet, EN5

This 1006 sqft beautifully presented split level THREE double bedroom apartment in the heart of Barnet moments from shops High Barnet tube station.

Arranged over two floors accommodation comprises a front aspect reception room, fitted kitchen with integrated appliances, Three double bedrooms, all with fitted wardrobes, three piece bathroom and separate shower room. Features include, air purifying system, wood flooring, video entry system, gas central heating and a gated entrance, also an additional large secure storage area in the basement.

Well placed for Barnet Town Centre with its High Street shops, bars and restaurants, The Spires shopping precinct housing Waitrose and H&M together with High Barnet's Northern Line underground station being a short walk away and also a number of outstanding schools in the surrounding area.

- **THREE BEDROOMS**
- **DUPLEX APARTMENT**
- **OPEN PLAN KITCHEN DINER**
- **FULLY INTERGRATED APPLIANCES**
- **BATHROOM & SHOWER ROOM**
- **DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **WOOD FLOORING**
- **AIR PURIFYING SYSTEM**
- **VIDEO ENTRY SYSTEM**

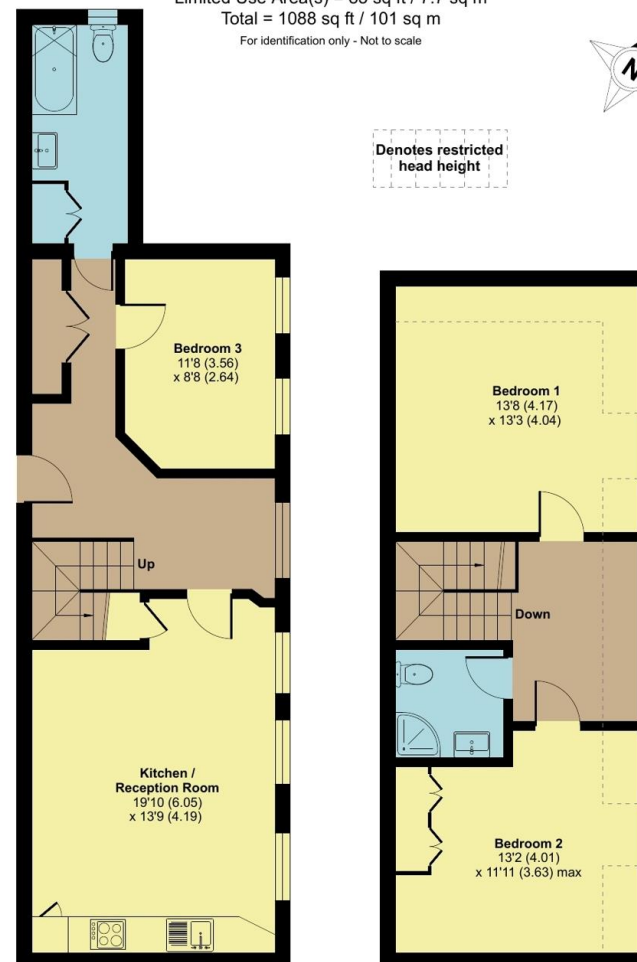


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Approximate Area = 1005 sq ft / 93.3 sq m
Limited Use Area(s) = 83 sq ft / 7.7 sq m
Total = 1088 sq ft / 101 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR
APPROX FLOOR
AREA 54.7 SQ M
(589 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 38.6 SQ M
(416 SQ FT)




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2checon 2024. Produced for Hunters Property Group. REF: 1183919









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN240358