



Union Street, Barnet, EN5

Asking Price: £260,000

Leasehold

Union Street, Barnet, EN5

This charming one bedroom first floor flat conversion is ideally situated in the heart of the town centre and benefits from ownership of a front garden.

The highly convenient location provides easy access to the High Street's wide selection of shops, bars and restaurants, as well as Wood Street Veterinary Hospital, a GP practice, The Spires Shopping Centre, home to Waitrose, H&M and Anytime Fitness, and the popular Saturday food market. High Barnet Underground Station is approximately half a mile away, offering Northern line services into London's West End and the City.

Accommodation is accessed via a private entrance at ground floor level, with stairs leading to the first floor. The property offers a bright and airy front aspect reception room featuring a traditional sash window, separate kitchen, double bedroom, and a three-piece bathroom suite with a window providing natural light and ventilation.

Externally, the property enjoys ownership of the front garden, which includes a practical storage shed.

- **FIRST FLOOR CONVERSION**
- **TOWN CENTRE LOCATION**
- **RECEPTION ROOM**
- **KITCHEN**
- **BEDROOM**
- **THREE PIECE BATHROOM**
- **GARDEN**
- **GAS CENTRAL HEATING**
- **CHAIN FREE**

40A Union Street

Approximate Gross Internal Area = 42.0 sq m / 452 sq ft

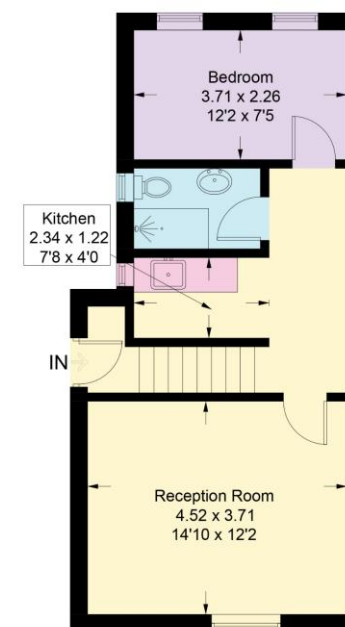


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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: **BRN250154**

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