



**Park Road, High Barnet, Barnet, EN5**

**Asking Price: £325,000**  
*Leasehold*

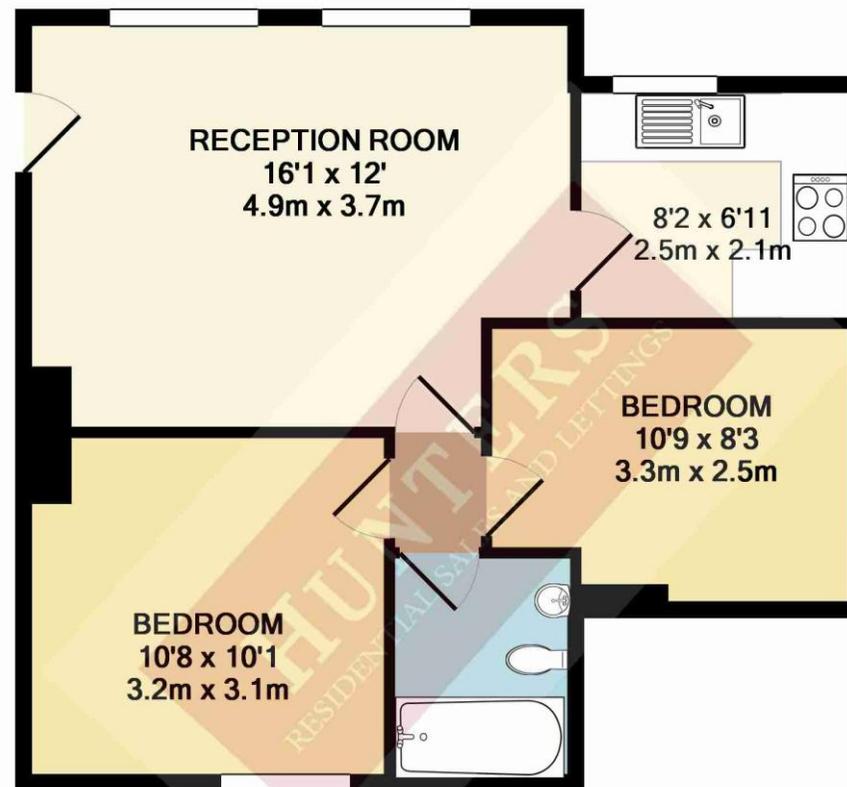
## Park Road, High Barnet, Barnet, EN5

A well-presented ground floor, two double bedroom converted flat located just moments from High Barnet Underground Station (Zone 5, Northern Line).

The accommodation benefits from gas central heating, and comprises a spacious front-facing reception room featuring two large sash windows, a separate fitted kitchen, two double bedrooms, three-piece bathroom suite and permitted parking for two cars.

Situated in the heart of High Barnet town centre, the property is ideally positioned for a wide range of high street shops, bars, restaurants, and cafés, as well as The Spires shopping precinct, which includes a Waitrose supermarket and Anytime Fitness gym.

- **GROUND FLOOR CONVERTED FLAT**
- **TWO DOUBLE BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN**
- **GAS CENTRAL HEATING**
- **MOMENTS FROM HIGH BARNET TUBE**
- **PERMITTED PARKING SPACES**
- **113 YEARLEASE TERM**



TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.7 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 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: **BRN250388**