



**Barnet Hill, Barnet, EN5**

**Asking Price: £425,000**

*Leasehold*

# Barnet Hill, Barnet, EN5

This light and spacious first-floor mansion flat is ideally located directly opposite High Barnet Underground Station in the town centre.

Accessed via a communal entrance featuring original tessellated tiled flooring, the property is presented in excellent condition and benefits from a stylish fitted kitchen/breakfast room with quartz work surfaces and space for a dining table. There is also a separate front-aspect reception room with a feature fireplace and bay window, two generously sized double bedrooms, and a three-piece bathroom with a combined bath and overhead shower.

Offered chain-free, the property is ideally situated close to Barnet Town Centre, providing an array of High Street shops, bars, restaurants, and a pastry shop on the corner of Normandy Avenue, along with its thriving Saturday food market and The Spires Shopping Centre, home to Waitrose, H&M, and the Anytime Fitness gym.

- **FIRST FLOOR MANSION FLAT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **STYLISH KITCHEN BREAKFAST ROOM**
- **THREE PIECE MODERN BATHROOM SUITE**
- **UPVC DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **CHAIN FREE**
- **OPPOSITE TUBE STATION**
- **COMMUNAL GARDEN**

## 11 Hillside Mansions

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft

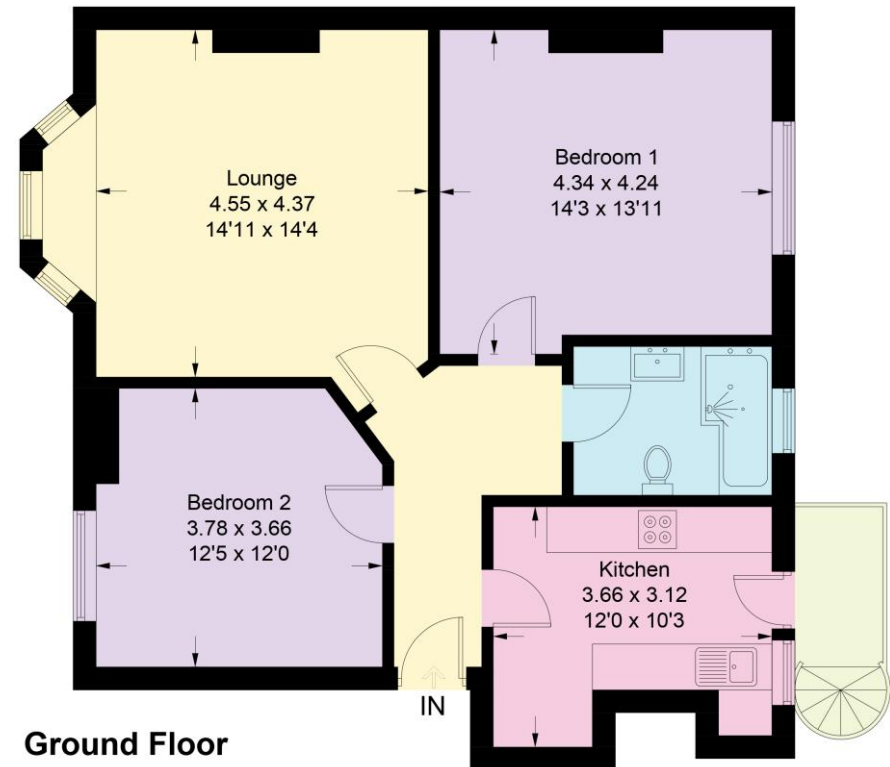


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301454)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	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: BRN260112