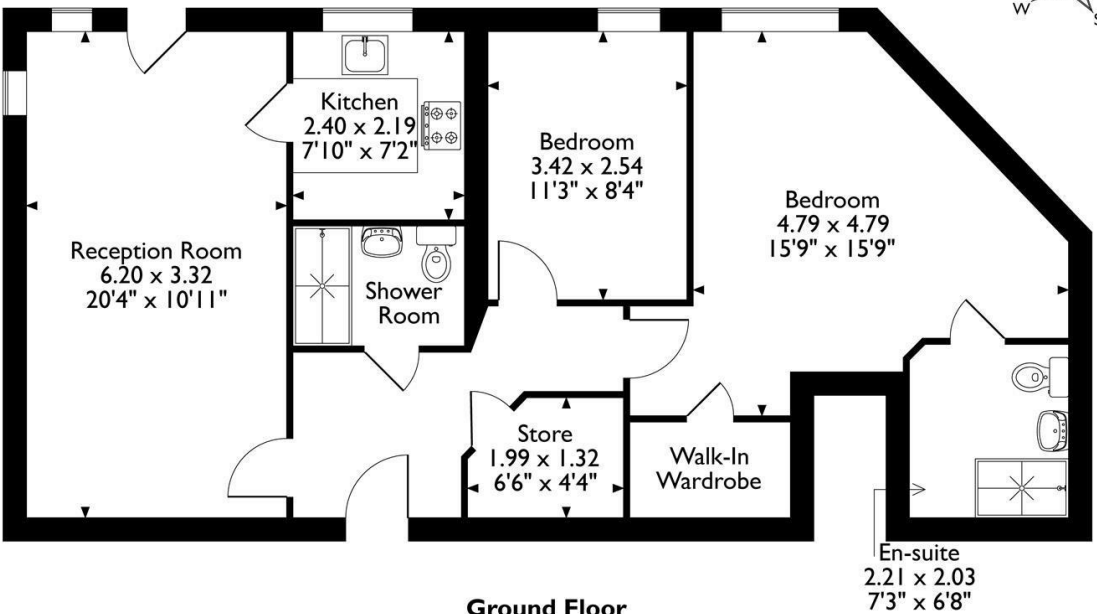


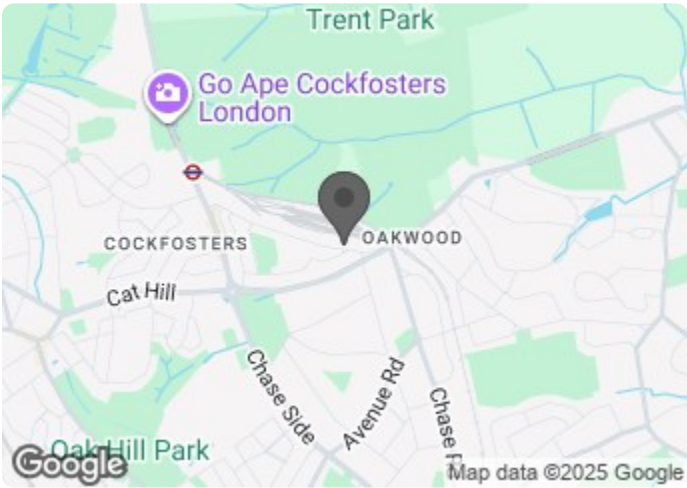
Samuel House, Flat 4, 1B, Westpole Avenue, Barnet  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 4 Samuel House

1a Westpole Avenue, Barnet, EN4 0FP



Asking price £700,000 Leasehold

Stunning two bedroom ground floor apartment within the popular Retirement Living development, Samuel House. Spacious lounge with access to a patio area. Modern kitchen with built in appliances. Principle bedroom with a walk-in wardrobe and ensuite shower room. Second bedroom and guest shower room. Car parking space included.

Call us on 0345 556 4104 to find out more.



# 4 Samuel House, Westpole Avenue, Barnet EN4 0FP

## Samuel House

Stylish apartments by award-winning builder McCarthy Stone feature state-of-the-art security for added peace of mind - 24-hour emergency call systems, intruder alarms and a camera entry system compatible with standard TVs. The Retirement Living development also has a private car park. The communal lounge at Samuel House is the social heart of the development. From catching up over a morning coffee to a social evening event filled with fun and laughter, this light and airy space is where our community can spend time together. Samuel House boasts a stunning courtyard patio. Here you can take a seat and catch some sun during the warmer months or relax with a drink as the sun sets. You can also take a moment to admire the many shrubs and plants which have been carefully selected for their vibrant colours or subtle hues. Not only is the patio area a pleasure to look at, it's also effortless to enjoy. All the outside spaces are maintained for you. Our friendly House Manager ensures the development is well maintained alongside arranging social activities that help build a strong sense of community. Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities. You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy. Easily accessible space available where mobility scooters can be charged safely and securely.

## Local Area

Samuel House is ideally located to help you take full advantage of Oakwood and the surrounding area. Central London is within easy reach too. You'll immediately notice that everything you need daily is right on the doorstep.

A short walk takes you to the high street which is home to independent retailers and convenience stores, as well as a selection of bars, pubs, cafés, and restaurants. There's also a popular monthly farmer's market selling local and seasonal produce.

There's a lively cultural scene too. The theatre offers a wide variety of shows and nearby Barnet has a cinema and a museum offering fascinating insights into local history. For afternoon strolls, head to beautiful Oakwood Park or Trent Country Park with its historic English country house, beautiful grounds and



lake. The vast Barnet Oak Hill Park has a wide range of facilities including a bowls green and tennis courts. If you enjoy keeping fit, the New Barnet Leisure Centre offers a selection of exercise classes and sports activities. Golf lovers will be pleased to learn the nearest 18-hole course is a short drive from Samuel House.

Great transport links make getting out and about a breeze. The bus service is excellent with a stop almost outside the development offering regular services. Oakwood Train Station is on the Piccadilly Line which runs to Kings Cross St. Pancras, Leicester Square, Hyde Park, Hammersmith, and Heathrow Airport.

## Entrance Hall

Front door leading to a spacious hallway. Utility/storage room is accessed from the hall housing a washer/dryer. Further doors lead to lounge, bedrooms and guest shower room.

## Lounge

Bright and spacious, dual aspect lounge with a double glazed door opening onto a private patio area. Raised sockets, telephone and Sky Q connectivity. Two ceiling lights, fitted carpets. Door leading to separate kitchen.

## Kitchen

A modern kitchen with a range of wall and base units with a roll top work surface over. Stainless steel sink unit with mixer tap and drainer sits beneath a double glazed window with fitted blind. Built in oven with matching microwave above. Four ringed hob with splash back and matching extractor hood. Integrated fridge/freezer and dishwasher. Ceiling and under unit spot lighting, wood effect flooring.

## Principle Bedroom

A well presented double bedroom with a double glazed window. Walk in wardrobe providing plenty of storage and hanging space. Light fitting. Raised power points, TV and telephone points. Door to en-suite shower room.

## Ensuite Shower Room

A stunning modern fitted suite comprising; level access walk in shower, WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail.

## Bedroom Two

A second double bedroom with a double glazed window which



# 2 bed | £700,000

would also be perfect for use as a as a dining room, study or hobby room. Raised sockets, fitted carpets, central ceiling light.

## Guest Shower Room

A stylish fitted suite comprising; shower cubicle, WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail.

## Car Parking

The apartment comes with a car parking space included.

## Service Charge

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £6,585.23 for financial year ending 28/02/2026.

## Lease Information

Lease 999 years from January 2022.

## Moving Made Easy & Additional Information

- Broadband available
  - Mains water and electricity
  - Gas heating
  - Mains drainage
- \*\* Entitlements Service\*\*** Check out benefits you may be entitled to.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

