



**Salisbury Road**  
High Barnet, Barnet, EN5 4JL  
Guide Price £425,000

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## Salisbury Road

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A deceptively spacious bay-fronted Victorian property, ideally located in a HIGHLY SOUGHT-AFTER CENTRAL LOCATION, just a short walk from Barnet High Street and The Spires Shopping Centre. With an array of cafés, restaurants and shops in close proximity, viewing is strongly recommended.

The TWO BEDROOM MAISONETTE, situated on the GROUND FLOOR, with a PRIVATE SOUTH FACING REAR GARDEN, offers excellent scope for modernisation and improvement. Comprising; LARGE LIVING/RECEPTION AREA and kitchen, two bedrooms plus family bathroom.

Conveniently located for the COMMUTER - High Barnet Underground (Northern Line), providing direct links into Central London and excellent transport facilities, present further benefit.

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : Share of Freehold





## GROUND FLOOR

Hallway / Entrance

Reception Room

16'4 x 12'8 (4.98m x 3.86m)

Kitchen

10'1 x 5'10 (3.07m x 1.78m)

Bedroom Two

10'2 x 7'10 (3.10m x 2.39m)

Utility / Storage Cupboard

Family Bathroom

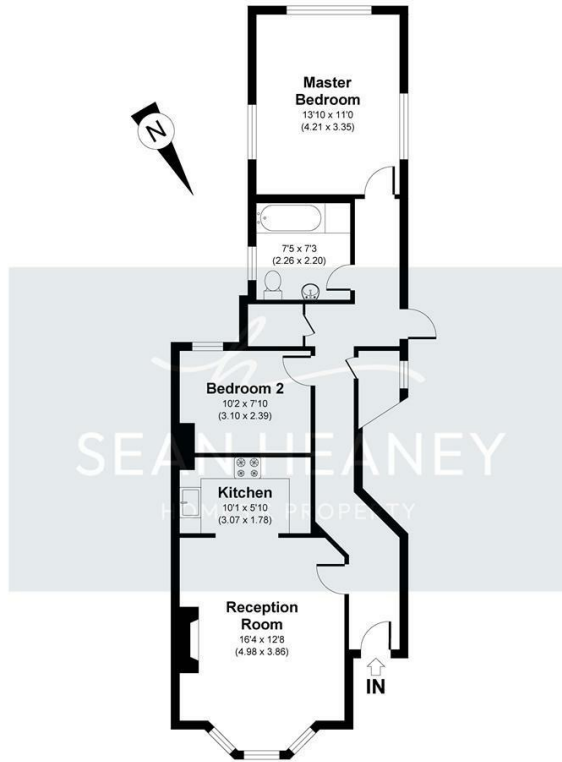
7'5 x 7'3 (2.26m x 2.21m)

Bedroom One

13'10 x 11'0 (4.22m x 3.35m)



## Floor Plan



Ground Floor

Salisbury Road, EN5

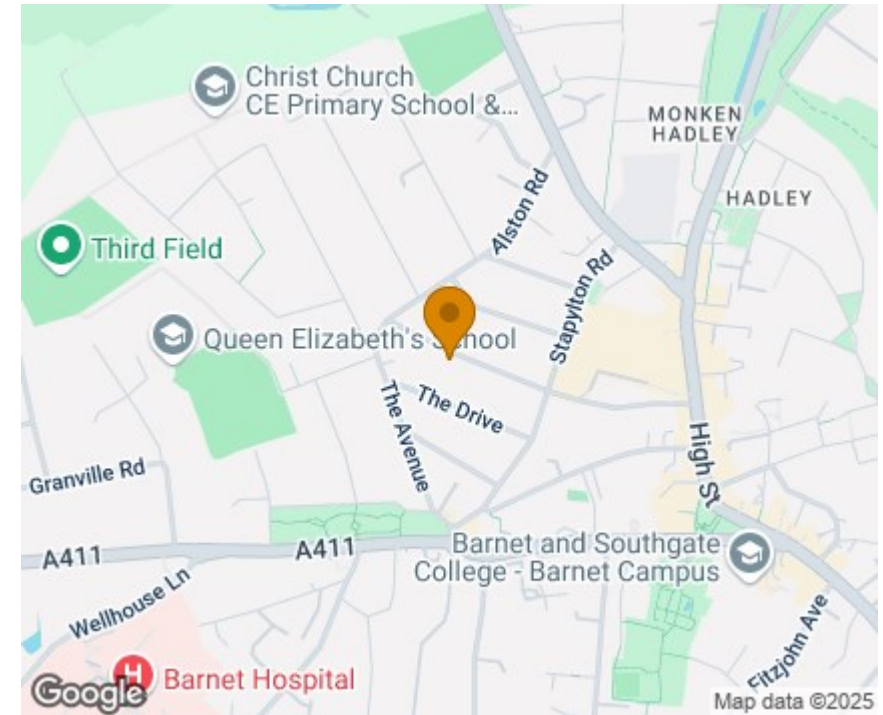
APPROXIMATE GROSS INTERNAL AREA 730 SQ FT / 67.79 SQ M INC  
SEANHEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2025.

## Viewing

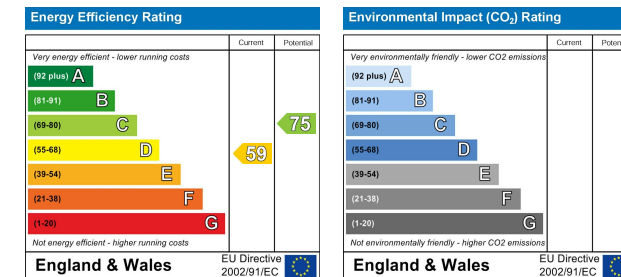
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



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