



**Park Road**

High Barnet, Barnet, EN5 5SE

£475,000

## Park Road

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A light, airy and SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT, converted from a large VICTORIAN SEMI DETACHED PERIOD HOUSE. It is located in a QUIET CUL DE SAC less than 10 minutes walk from HIGH BARNET UNDERGROUND, within easy walking distance of BARNET HIGH STREET and Queen Elizabeth's Girls' School. The property is well proportioned, with HIGH CEILINGS and LARGE ROOMS, and includes a MASTER BEDROOM WITH EN SUITE BATHROOM, a second bedroom and a family bathroom, as well as a SPACIOUS WELL APPOINTED KITCHEN/DINER leading on to a south west facing sitting room. The property has been REFURBISHED SYMPATHETICALLY with PERIOD FEATURES and DOUBLE GLAZED SASH WINDOWS. It has its own OFF STREET PARKING and a VERY LONG LEASE.

EPC : D

BARNET COUNCIL TAX BAND : D

LEASE TERM : 994 years remaining

SERVICE CHARGES : When maintenance required (shared 2/3 ways)

GROUND RENT : Peppercorn

### FIRST FLOOR

#### Hallway

#### Kitchen

12'11 x 10'5 (3.94m x 3.18m)

#### Living Room

12'4 x 14' (3.76m x 4.27m)

#### Bedroom 1

14'8 x 15'9 (4.47m x 4.80m)

#### En Suite

4'1 x 7'11 (1.24m x 2.41m)

#### Bathroom

5'6 x 7'11 (1.68m x 2.41m)

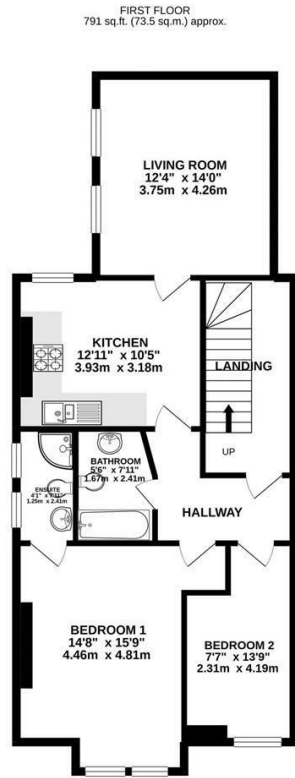
#### Bedroom 2

7'7 x 13'9 (2.31m x 4.19m)





## Floor Plan



Sean Heaney  
HOMES & PROPERTY

TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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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## Viewing

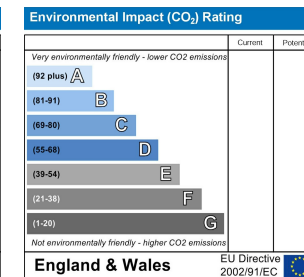
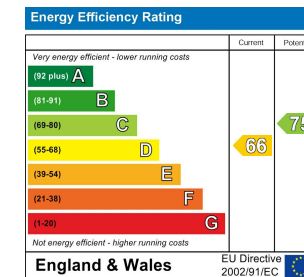
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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