



## Associates House

East Barnet Road, New Barnet, EN4 8RE

Guide Price £395,000



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\* CHAIN FREE \*

Situated within a HIGHLY CONVENIENT LOCATION and a short walk to NEW BARNET MAINLINE, this immaculately presented FIRST FLOOR APARTMENT is IDEAL FOR THE COMMUTER.

The property offers BRIGHT & SPACIOUS ACCOMMODATION consisting; entrance hall, TWO DOUBLE BEDROOMS (one EN-SUITE shower room), main bathroom and an OPEN PLAN DUAL ASPECT KITCHEN/LIVING AREA.

The property also benefits from SECURE ALLOCATED PARKING, a LONG LEASE and close proximity to many cafes, restaurants, shopping, leisure & TRANSPORT FACILITIES.

EPC : B

BARNET COUNCIL TAX BAND : C

TENURE : LEASEHOLD

SERVICE CHARGES : £1,150/annum

GROUD RENT : £250/annum

LEASE : 113 years remaining





## FIRST FLOOR

Entrance Hall

**Kitchen/Living Area**  
16'11 x 13'11 (5.16m x 4.24m)

**Bedroom 1**  
11'7 x 10'8 (3.53m x 3.25m)

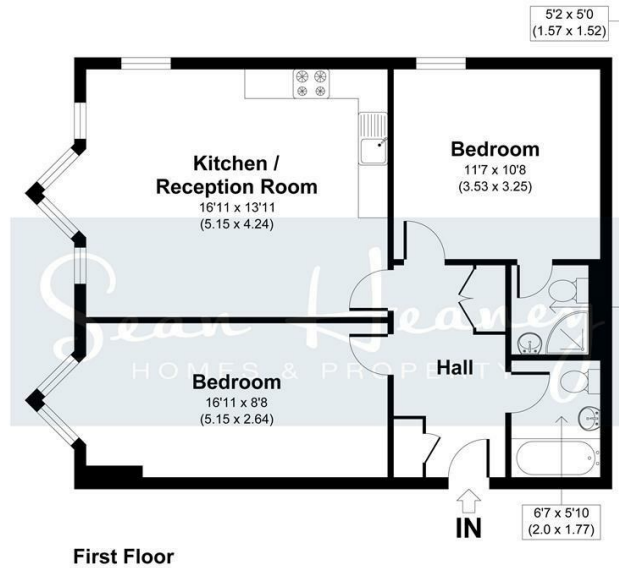
**En Suite**  
5'2 x 5'0 (1.57m x 1.52m)

**Bedroom 2**  
16'11 x 8'8 (5.16m x 2.64m)

**Bathroom**  
6'7 x 5'10 (2.01m x 1.78m)



## Floor Plan



Associates House, EN4

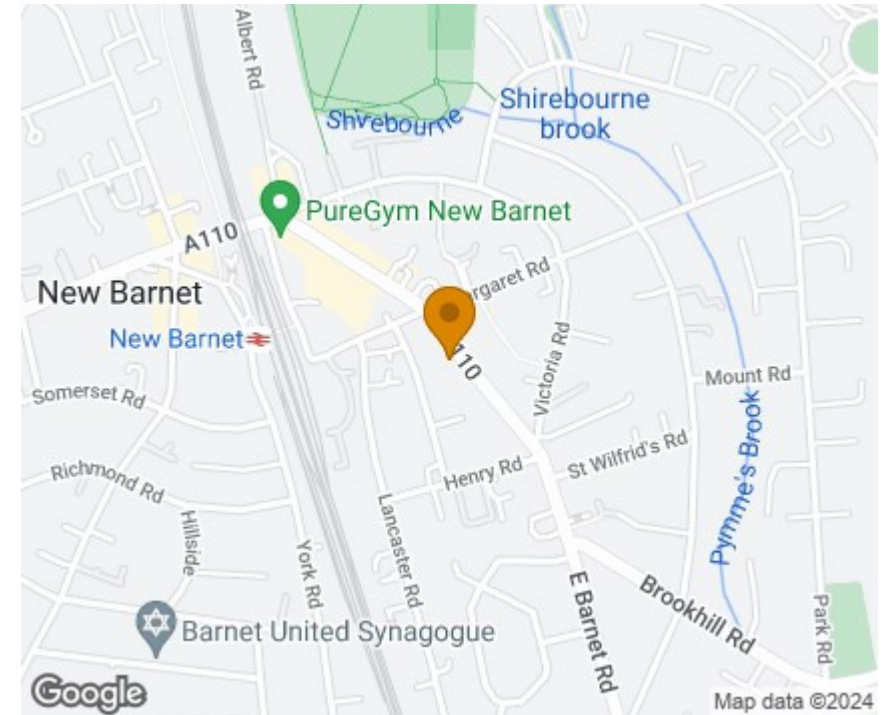
APPROXIMATE GROSS INTERNAL AREA 672 SQ FT / 62.44 SQ M  
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## Viewing

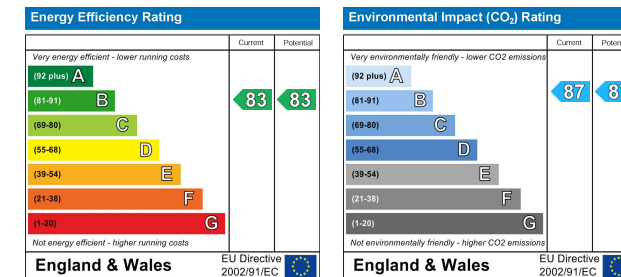
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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## Area Map



## Energy Efficiency Graph



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