



## Nursery Row

High Barnet, Barnet, EN5 4JY

Guide Price £460,000





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**\*\* CHAIN FREE \*\***

Unique opportunity in CENTRAL HIGH STREET LOCATION.

Delightful, character property in the heart of Barnet, within easy reach of local shops, restaurants and bustling cafes.

The recently redecorated, END OF TERRACE COTTAGE offers open plan lounge/kitchen, TWO BEDROOMS and a modern bathroom.

Further benefits include a small PRIVATE OUTDOOR SPACE to the rear and EXCELLENT TRANSPORT FACILITIES, including HIGH BARNET UNDERGROUND (Northern Line).

Available immediately.

EPC : E

BARNET COUNCIL TAX BAND : D

TENURE : Freehold

### GROUND FLOOR

**Open Plan Reception/Kitchen**  
18'10 x 11'1 (5.74m x 3.38m)

**Bathroom**  
10'2 x 6'2 (3.10m x 1.88m)

### FIRST FLOOR

**Bedroom One**  
11'1 x 11'1 (3.38m x 3.38m)

**Bedroom Two**  
8'2 x 7'4 (2.49m x 2.24m)

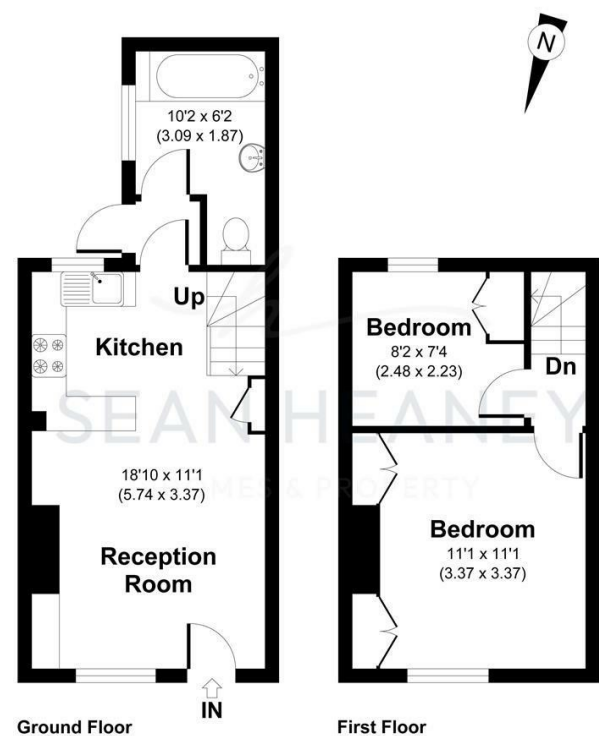
### COURTYARD







Floor Plan



Nursery Row, EN5  
APPROXIMATE GROSS INTERNAL AREA 481 SQ FT / 44.65 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.

- 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.
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Area Map



Energy Efficiency Graph

