

# Sean Heaney

HOMES & PROPERTY



**Collison Avenue**  
Arkley, Barnet, EN5 3BQ  
Guide Price £495,000

 2  2  1  B

## Collison Avenue

Arkley, Barnet, EN5 3BQ

STUNNING APARTMENT with a HIGH SPECIFICATION upgraded interior finish, including Cranbrook kitchen, quartz worktops, integrated appliances and built in wardrobes.

The stylish accommodation offers SPACIOUS & CONTEMPORARY lifestyle throughout and consists of an extensive OPEN PLAN kitchen/living area with TWO BALCONIES, two large bedrooms, one with EN-SUITE and a further bathroom. The apartment benefits from built in STORAGE/UTILITY AREA and UNDERGROUND PARKING. The block is also furnished with a lift.

Ideal location with excellent transport links to London, close proximity to the NORTHERN LINE UNDERGROUND and the M1 motorway, the TWO BEDROOM property is great for the commuter.

With 118 YEARS REMAINING on the lease and 5 years NHBC warranty this newly built modern development offers LUXURY ACCOMMODATION in lovely grounds and is perfect for the professional.

EPC : B

LEASEHOLD

BARNET COUNCIL TAX BAND : E

SERVICE CHARGE :  
£2,100 approx. per annum  
GROUND RENT :  
£475 per annum





## GROUND FLOOR

Ground Floor Entrance

Hallway

Kitchen/Living Area  
20'6 x 18'1 (6.25m x 5.51m)

Balcony  
18'1 x 5'1 (5.51m x 1.55m)

Storage/Utility Area

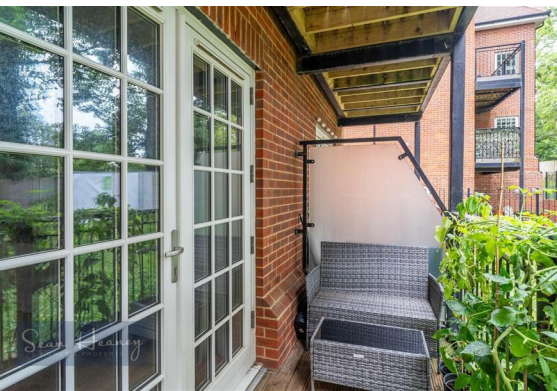
Storage

Bedroom 1  
12'5 x 11'4 (3.78m x 3.45m)

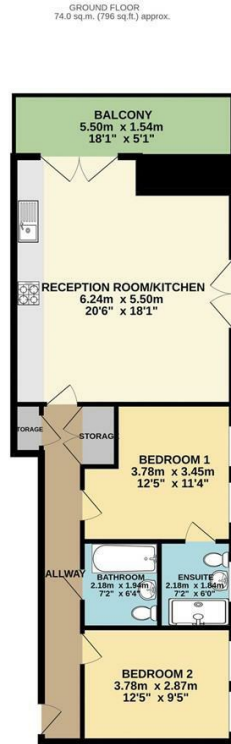
En Suite Shower Room  
7'2 x 6'0 (2.18m x 1.83m)

Bathroom  
7'2 x 6'4 (2.18m x 1.93m)

Bedroom 2  
12'5 x 9'5 (3.78m x 2.87m)



## Floor Plan



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TOTAL FLOOR AREA: 74.0 sq.m. (796 sq.ft.) 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 misstatement. 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

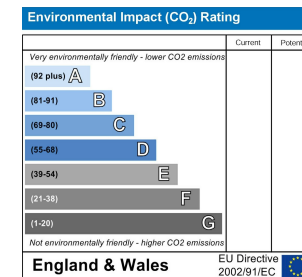
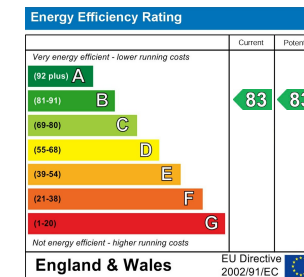
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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