



UNION STREET

## Union Street

High Barnet, Barnet, EN5 4HY

A delightful 2 bedroom PERIOD HOME situated in this POPULAR CENTRAL LOCATION being just a short walk of HIGH BARNET TOWN CENTRE, bustling with a range of amenities, including independent shops, coffee shops and restaurants, a major supermarket and a market every Wednesday and Saturday. The location is within close proximity to BEAUTIFUL GREEN SPACE including Hadley Common and Ravenscroft Park, highly regarded local schools and transport facilities with good connections in and out of Central London, including HIGH BARNET UNDERGROUND (NORTHERN LINE). The property has been SUBJECT TO MUCH IMPROVEMENT and consists of an OPEN PLAN reception room, kitchen/breakfast room, family bathroom and 2 bedrooms. Externally there is a lovely SOUTH FACING COURTYARD GARDEN.

EPC : D

### GROUND FLOOR

#### Living Area

10'5" x 22'9" (3.20 x 6.95)

#### Bathroom





Garden

FIRST FLOOR

Bedroom

10'5" x 11'9" (3.20 x 3.60)

Bedroom

10'5" x 10'4" (3.20 x 3.15)



## Floor Plan

### Union Street, EN5

Total Area: 48.9 sq metres / 526 sq feet approx.



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

## Viewing

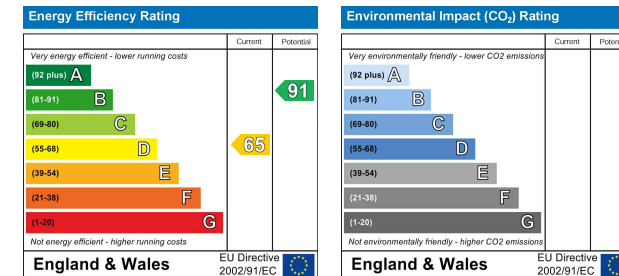
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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