



**Sebright Road**  
High Barnet, Barnet, EN5 4HP  
£350,000



# Sebright Road

High Barnet, Barnet, EN5 4HP

\* INVESTMENT OPPORTUNITY \* CHAIN FREE GROUND FLOOR MAISONETTE in need of RENOVATION, situated in this POPULAR RESIDENTIAL LOCATION A SHORT DISTANCE FROM HIGHLY REGARDED LOCAL SCHOOLS and HIGH BARNET TOWN CENTRE with it's multiple shopping, leisure & transport facilities. The accommodation consists of 2 BEDROOMS, living room, bathroom and offers MUCH SCOPE FOR IMPROVEMENT (stpp). The property also benefits from being within easy reach of HIGH BARNET UNDERGROUND (Northern Line), a GARAGE and it's own PRIVATE SOUTH WESTERLY GARDEN.

Share of Freehold

Lease Term (remaining) : 943 years

Council Tax Band : D  
Barnet Council

EPC : C

## GROUND FLOOR

### Entrance Hall

**Kitchen**  
8'9 x 11'8 (2.67m x 3.56m)

**Living Room**  
10'8 x 13'9 (3.25m x 4.19m)

**Bedroom 1**  
10'9 x 14'3 (3.28m x 4.34m)

**Bedroom 2**  
8'9 x 8'0 (2.67m x 2.44m)

**GARDEN**  
extends to approx 36' (extends to approx 10.97m)



Sean Heaney  
HOMES & PROPERTY

Sean Heaney  
HOMES & PROPERTY

Sean Heaney  
HOMES & PROPERTY

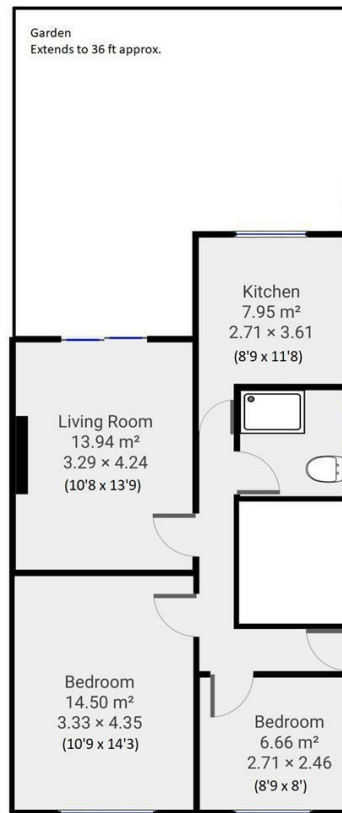
Sean Heaney  
HOMES & PROPERTY

Sean Heaney  
HOMES & PROPERTY

Sean Heaney  
HOMES & PROPERTY



## Floor Plan



## Sebright Road EN5

Total Area: 54.3 sq metres / 585 sq ft 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

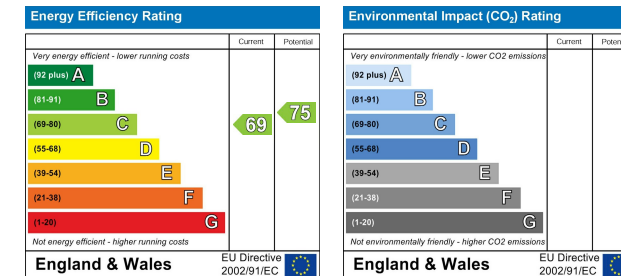
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk