Sean Heaney
HOMES & PROPERTY

Gloucester Road

New Barnet, Barnet, EN5 1NB

£475,000

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An EXCEPTIONALLY SPACIOUS top floor 3 BEDROOM APARTMENT situated in a desirable location IDEAL FOR THE COMMUTER, within a short walk of NEW BARNET MAINLINE (providing direct access to Kings Cross & Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach. This HIGHLY SOUGHT AFTER LOCATION is also conveniently placed for local restaurants, cafes and SHOPPING FACILITIES. The accommodation offers 3 bedrooms, LARGE LIVING AREA, fully fitted kitchen and two contemporary designed bathrooms (1 EN SUITE). The property benefits further from LOFT SPACE, a LIFT, video entry system and PRIVATE GARAGE.

EPC : D

LEASEHOLD : 125 year lease (92 years remaining)

Ground Rent : £145 pa
Service Charge : £401 pq

BARNET COUNCIL TAX BAND : E

TOP FLOOR

Hallway

Storage Closets

Bedroom 1
14'6 x 9'8 (4.42m x 2.95m)

En Suite

Bedroom 2
9'2 x 10'8 (2.79m x 3.25m)

Bedroom 3
14'3 x 8'2 (4.34m x 2.49m)

Family Bathroom

Living Area
21'2 x 14'2 (6.45m x 4.32m)

Kitchen
7'9 x 12'7 (2.36m x 3.84m)

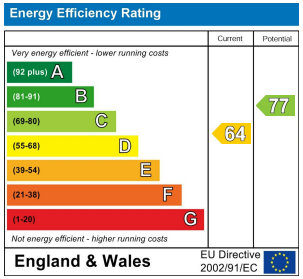
Floor Plan

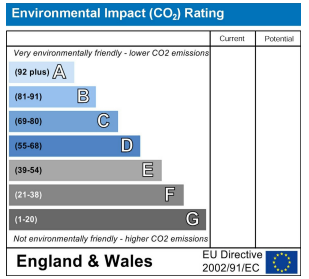
Kingsclere Court, EN5
Total Area: 92.3 sq metres approx / 993 sq ft approx.

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.

Area Map

Energy Efficiency Graph





Viewing

Please contact our Barnet Office on 0208 441 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.

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