

Sean Heaney

HOMES & PROPERTY



Abbotts Road
Barnet, EN5 5DR
Guide Price £450,000

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Abbotts Road

Barnet, EN5 5DR

A BEAUTIFULLY PRESENTED HIGH END top floor 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 close reach.

The SOUGHT AFTER LOCATION is also conveniently placed for local restaurants, cafes and SHOPPING FACILITIES.

The accommodation consists TWO BEDROOMS, LARGE LIVING AREA, fully fitted kitchen and two stylish bathrooms (1 EN SUITE). The property benefits further from a BALCONY and PRIVATE GARAGE with electric door, offering EXTENSIVE STORAGE or vehicle shelter.

The layout has been thoughtfully designed offering spacious and contemporary living. With a view of Highlands Gardens and many amenities including the Everyman Cinema within close proximity, this lovely apartment is located in the heart of Barnet.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Leasehold
(84 years remaining)

GROUND RENT : £10/year

SERVICE CHARGES : £173.96 per month.





SECOND FLOOR

Hall

11'4 x 3'9 (3.45m x 1.14m)

Kitchen

11'5 x 6'11 (3.48m x 2.11m)

Reception Room

16'10 x 13'9 (5.13m x 4.19m)

Balcony

Bedroom 2

16'11 x 9'3 (5.16m x 2.82m)

Bedroom 1

13'4 x 11'5 (4.06m x 3.48m)

En-Suite

7'8 x 5'11 (2.34m x 1.80m)

Bathroom

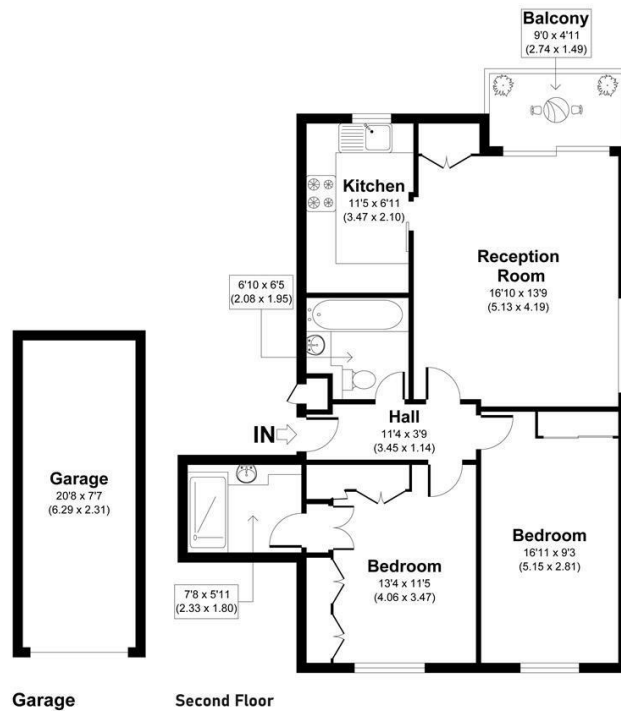
6'10 x 6'5 (2.08m x 1.96m)

GARAGE

20'8 x 7'7 (6.30m x 2.31m)



Floor Plan



The Highlands EN5

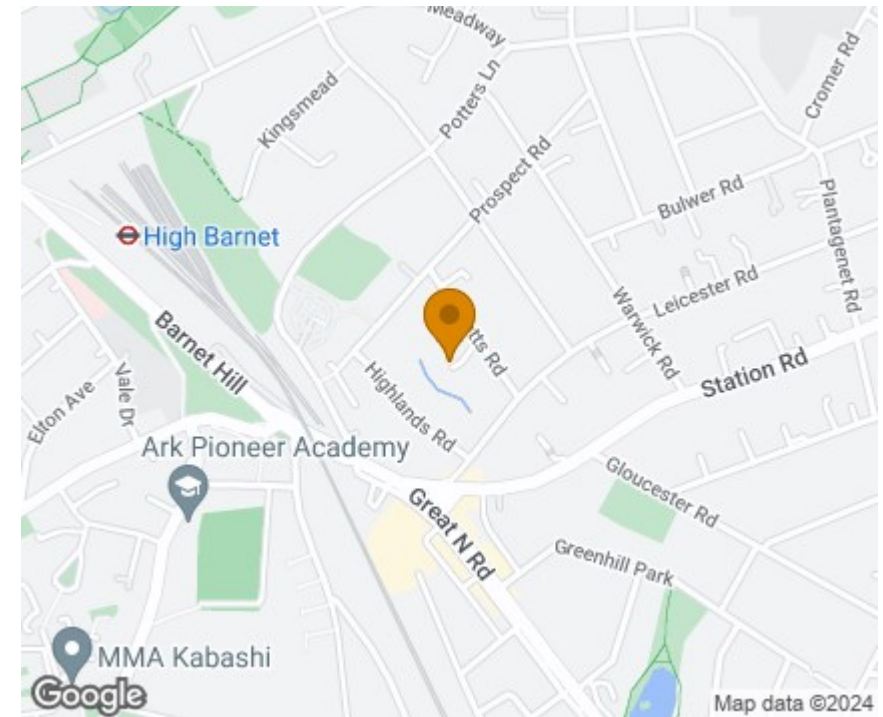
APPROXIMATE GROSS INTERNAL AREA 941.84 SQ FT / 87.50 SQ M INC. GARAGE
SEANHEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024

Viewing

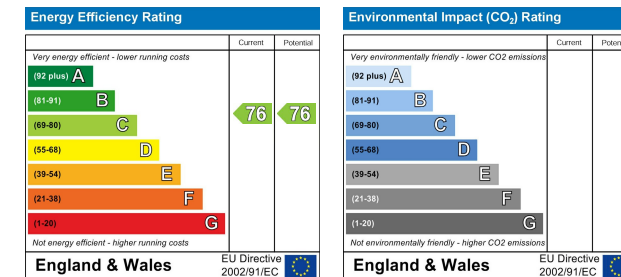
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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

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