

# Sean Heaney

HOMES & PROPERTY



## Wood Street

HiGH BARNET, Barnet, EN5 4BU

Guide Price £295,000



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HIGH BARNET, Barnet, EN5 4BU

Situated in an EXCELLENT LOCATION this recently refurbished FIRST FLOOR FLAT offers the perfect introductory dwelling.

Based within a PURPOSE BUILT DEVELOPMENT this residence provides an extremely CENTRAL POSITION, within WALKING DISTANCE OF BARNET HIGH STREET offering multiple cafes, restaurants and SHOPPING FACILITIES. The property benefits further from ALLOCATED PARKING and is IDEAL FOR THE COMMUTER, close to HIGH BARNET UNDERGROUND (NORTHERN LINE) and MANY TRANSPORT LINKS.

The ONE BEDROOM APARTMENT comprises bright reception, ATTRACTIVE KITCHEN with breakfast bar, CONTEMPORARY BATHROOM and entrance hall with storage cupboard space. With natural light and pleasant views from MODERN DOUBLE-GLAZED WINDOWS, this SHARE OF FREEHOLD property presents a lovely home.

EPC : C

BARNET COUNCIL TAX BAND : C

TENURE : Share of Freehold





## FIRST FLOOR

Entrance

Kitchen

9'1 x 5'10 (2.77m x 1.78m)

Reception Room

14'8 x 9'7 (4.47m x 2.92m)

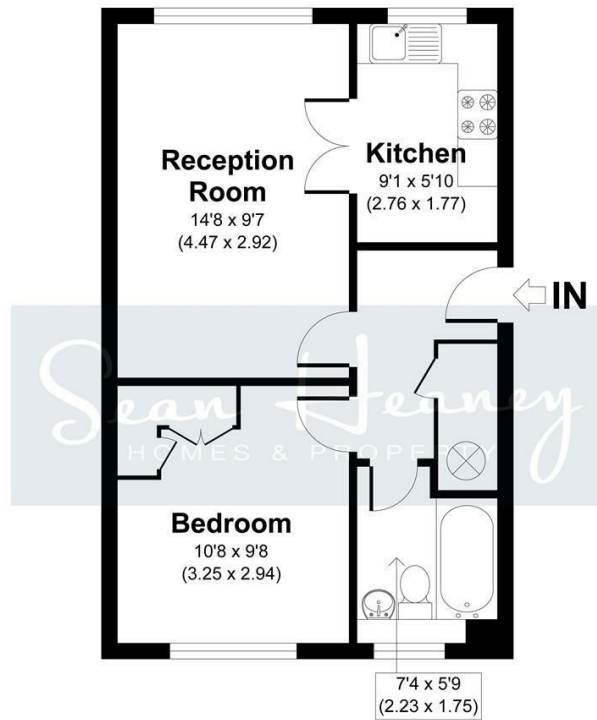
Bedroom

10'8 x 9'8 (3.25m x 2.95m)

Bathroom

7'4 x 5'9 (2.24m x 1.75m)

## Floor Plan



### First Floor



3 Gillings Court, EN5

APPROXIMATE GROSS INTERNAL AREA 403 SQ FT / 37.46 SQ M

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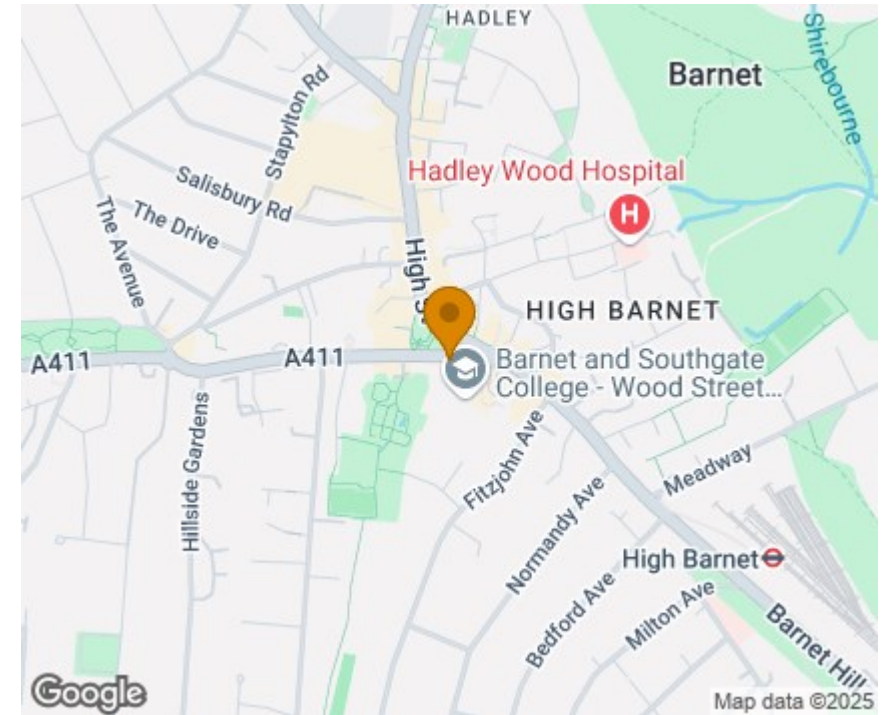
## Viewing

Please contact our Barnet Office on 020 8441 7173

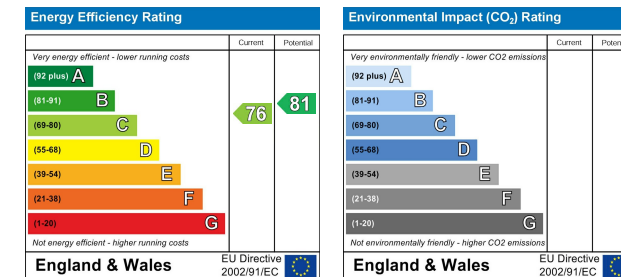
if you wish to arrange a viewing appointment for this property or require further information.

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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