

# 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

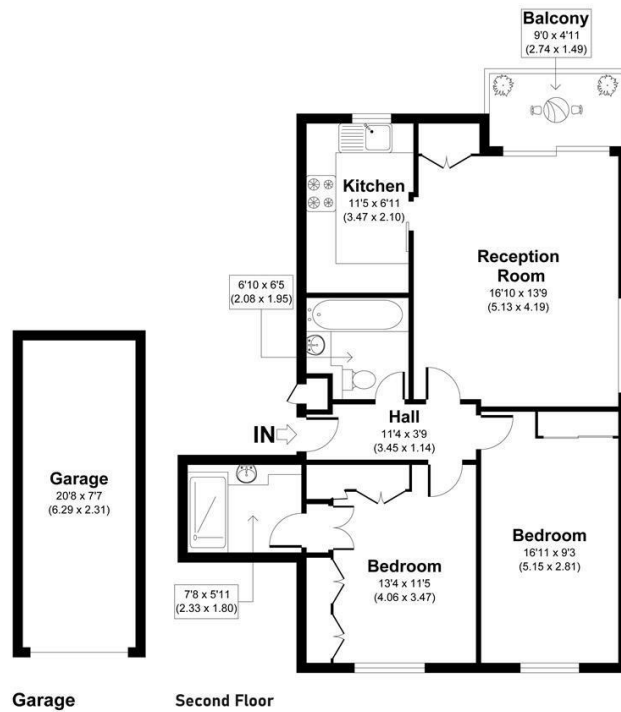
6'10 x 6'5 (2.08m x 1.96m)

### GARAGE

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



## Floor Plan



### The Highlands EN5

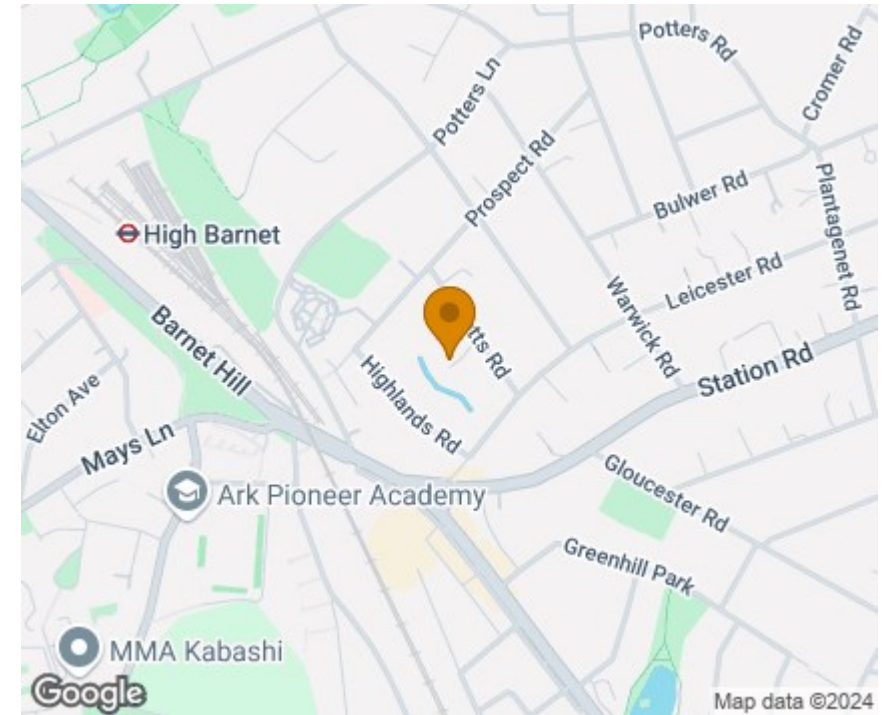
APPROXIMATE GROSS INTERNAL AREA 941.84 SQ FT / 87.50 SQ M INC. GARAGE  
SEANHEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024

## Viewing

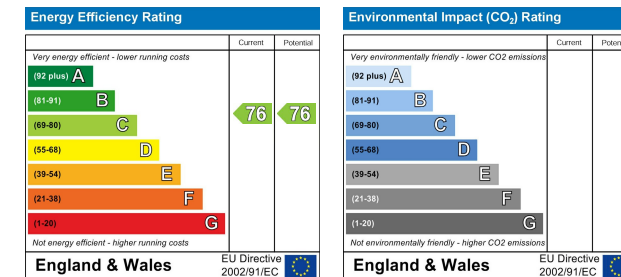
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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



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