



Clarence Close, Barnet, EN4

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- TOP FLOOR TWO BEDROOM APARTMENT
- CHAIN FREE
- GATED DEVELOPMENT WITH PARKING
- SEPERATE KITCHEN
- THREE PIECE BATHROOM
- SPACIOUS RECEPTION ROOM
- PERFECT FOR INVESTORS
- IDEAL LOCATION

SellMyHome are excited to present to market this WELL-PRESENTED TWO-BEDROOM TOP-FLOOR APARTMENT, ideally located in the quiet and sought-after cul-de-sac of Clarence Close, EN4!

Situated on the third floor, this spacious and light-filled apartment is perfect for first-time buyers, professionals, or investors looking for a low-maintenance home in a prime location.

Step inside to discover a welcoming hallway leading into a generously sized living room, perfect for relaxing, working from home, or entertaining guests. The separate kitchen is well-appointed with ample countertop and cupboard space, making meal preparation both practical and enjoyable.

The apartment offers two comfortable bedrooms, each with natural light and a peaceful ambience—ideal for restful nights or flexible use as a guest room or home office. The stylish three-piece bathroom is cleanly finished, featuring a full-sized bath, basin, and W/C.

Additional benefits include top-floor privacy, and parking available for residents - adding convenience to your day-to-day living.

Located in a well-maintained development, Clarence Close is just a short distance from local shops, amenities, and excellent transport links, including New Barnet and Cockfosters stations —making commuting to central London quick and easy.

This charming apartment offers a fantastic opportunity to step onto the property ladder or expand your investment portfolio in a well-connected area.

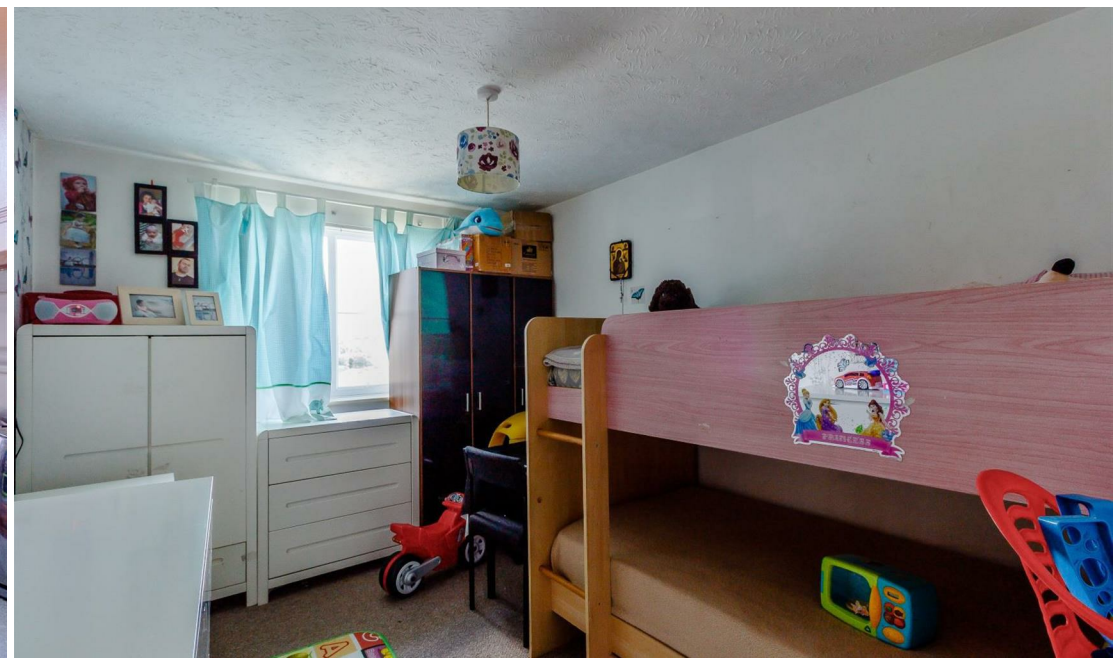
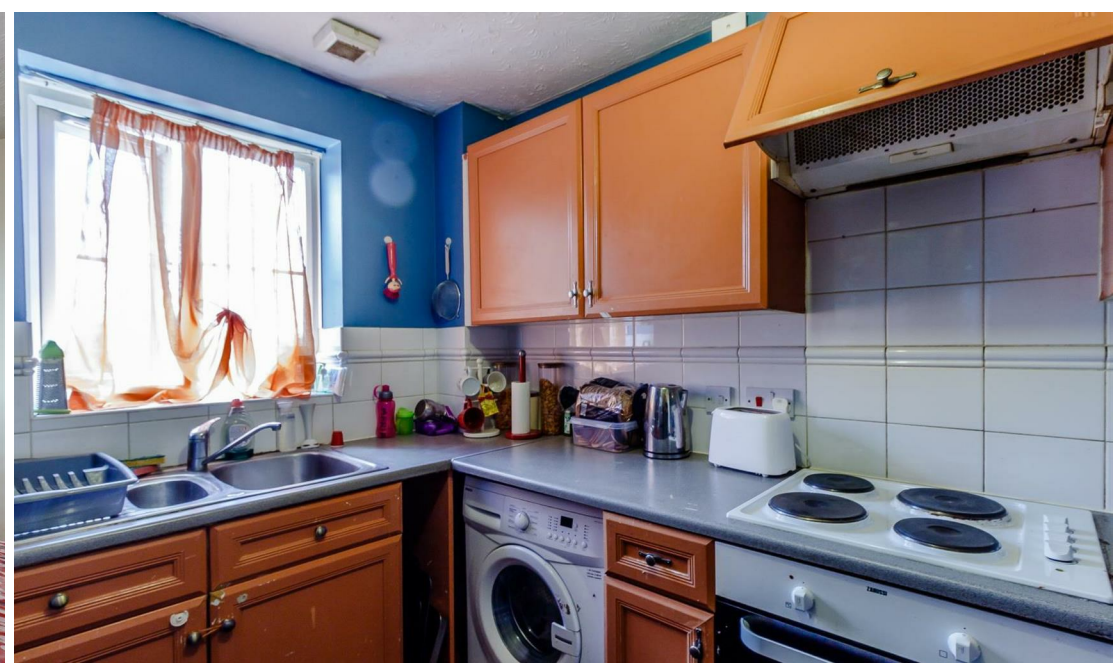
Contact SellMyHome today to arrange your viewing!

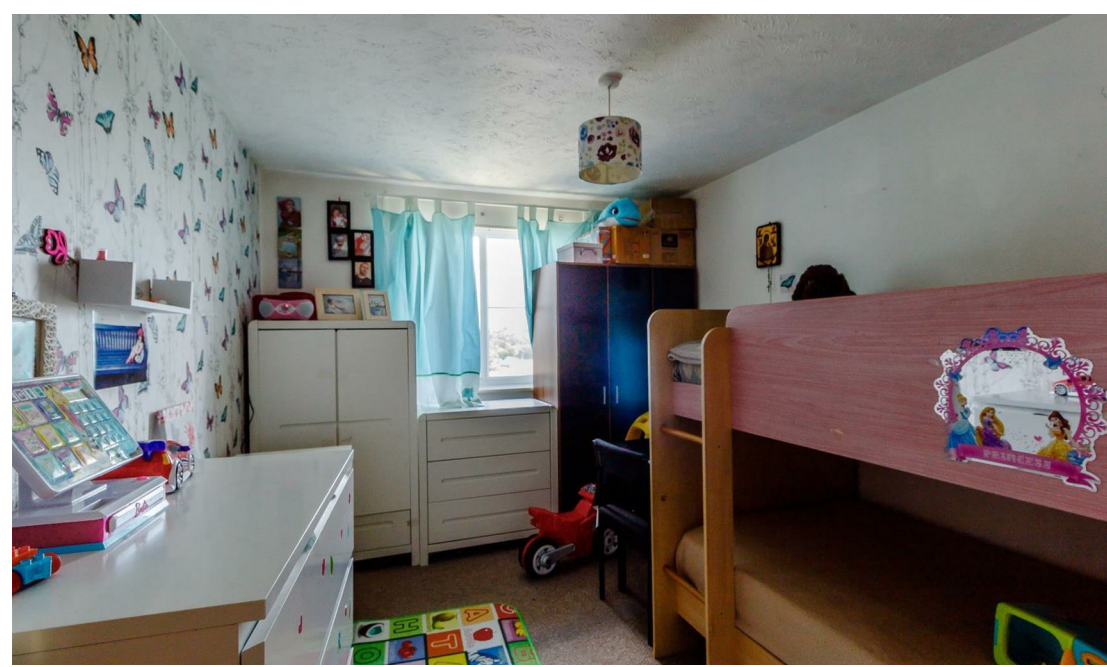
Tenure: Leasehold  
Lease Term: 74 Years Remaining  
Service Charge: £2,208 per annum  
Ground Rent: £110 per annum  
Council Tax Band: D

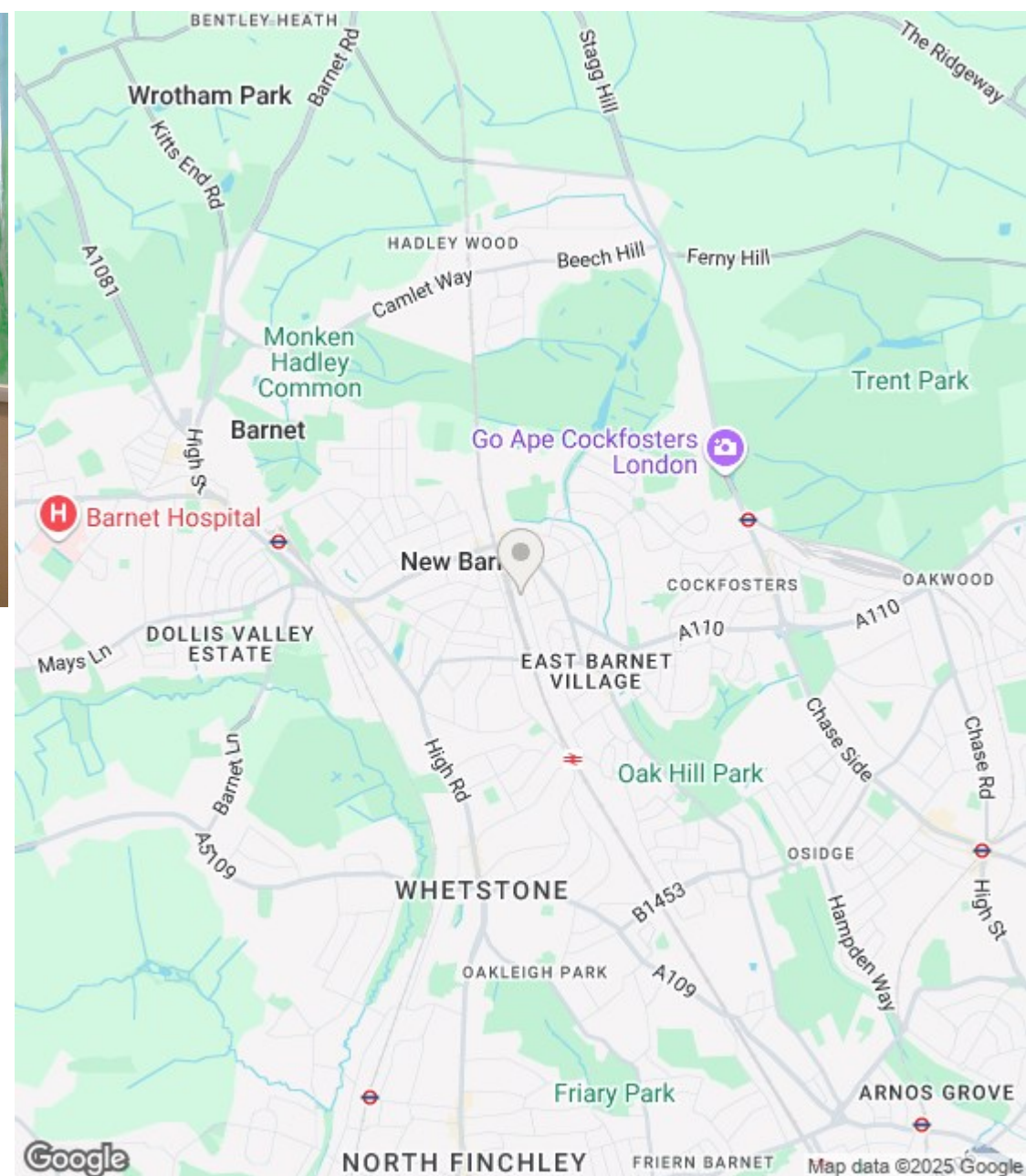
All details are approximate and should be checked via your solicitors.



Price Guide: £290,000







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Third Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

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