



Clarence Close, Barnet, EN4

2  1  1  D 

Sell MyHomeTM
.co.uk



- 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.

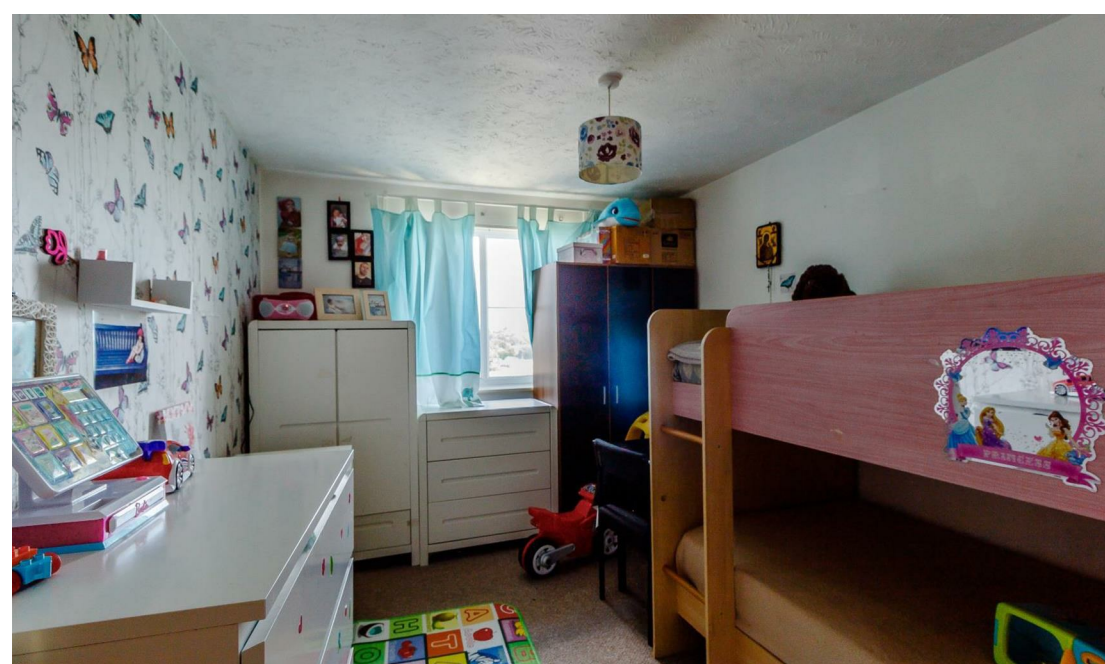
Contact SellMyHome today to arrange your viewing!

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.

Offers Over: £270,000







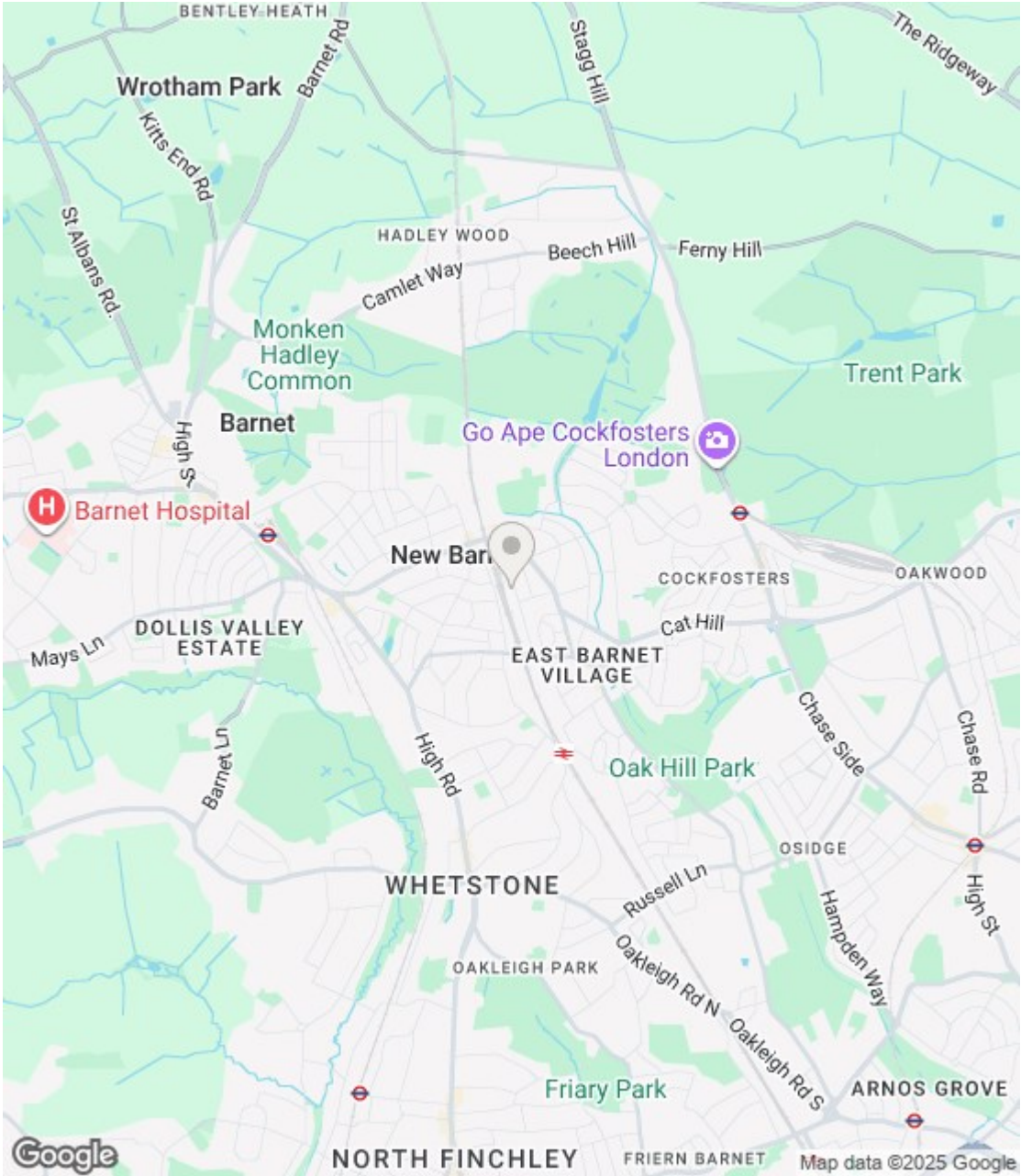
Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

PRS Property Redress Scheme



Third Floor

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



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

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.