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High Road, London N12
£265,000 FOR SALE
Apartment - Studio

0 1 1



High Road, London N12

£265,000

Description

A well-presented first floor studio apartment.

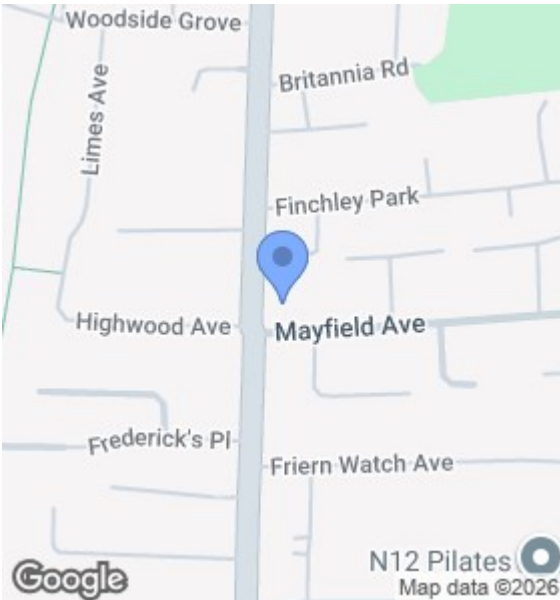
Set within a modern, well-maintained development with lift access, the property benefits from excellent natural light throughout, creating a bright and comfortable living environment. The accommodation comprises a spacious open-plan studio room with a fitted kitchen, thoughtfully designed to maximise space and practicality. There is ample built-in storage, allowing for a clean and uncluttered layout, along with a contemporary bathroom finished to a good standard.

Positioned on the first floor, the flat offers a nice balance of accessibility and privacy, making it suitable for both owner-occupiers and investors alike.

Key Features

- First floor studio apartment within a modern development
- Lift access for convenience
- Bright and airy living space with plenty of natural light
- Open-plan kitchen and studio room
- Generous built-in storage throughout
- Contemporary bathroom
- Excellent condition
- Chain free
- Barnet Council Tax Band C
- Leasehold – approx. 117 years remaining

Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Barnet
Council Tax E

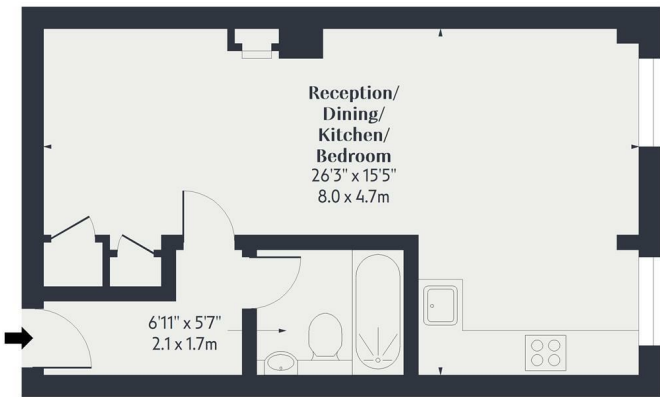


Floorplan

Sheldon House N12

Approx. Gross Internal Area 410 Sq Ft - 38.09 Sq M

Philip
Alexander



Second Floor
Floor Area 410 Sq Ft - 38.09 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.