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25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

Lee Close, Barnet, EN5 5HP  
£240,000



Kings Group-Enfield Town are delighted to present this CHAIN FREE ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT located in a peaceful cul-de-sac. The property comprises a spacious living room, fitted kitchen, WC, one double bedroom with an en-suite bathroom and ample storage space. Also there is one allocated car parking space.

Conveniently located the property is within walking distance of both New Barnet Station and High Barnet Tube Station offering fast links in to the city. In addition there are a range of local shops and amenities close by.

### Hallway

Storage cupboard, Carpeted flooring, Smoke alarm

### Living Room

18'10 x 11'72 (5.74m x 3.35m)

Single glazed bay window to the rear aspect, Carpeted flooring, Phone point, TV aerial point, Power points

### Kitchen

10'31 x 6'00 (3.05m x 1.83m)

Single glazed window to the side aspect, Lino flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Integrated cooker with electric oven and hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points

### WC

7'54 x 4'51 (2.13m x 1.22m)

Partly tiled walls, Extractor fan, Vinyl flooring, Wash basin with pedestal, Low level WC

### Bedroom 1

15'37 x 9'02 (4.57m x 2.79m)

Single glazed window to the rear aspect, Carpeted flooring, Power points

### En-Suite

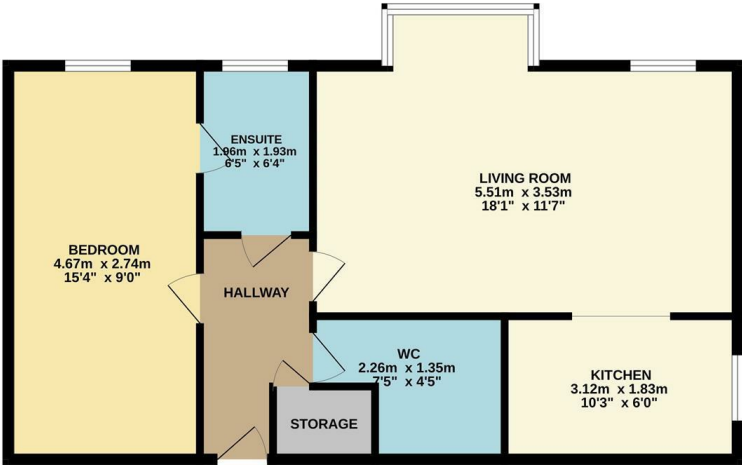
6'46 x 6'43 (1.83m x 1.83m)

Single glazed opaque window to the rear aspect, Partly tiled walls, Vinyl flooring, Extractor fan, Panel enclosed bath, Wash basin with pedestal, Low level WC

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

