

**STATONS**

**Scotswood**

**Barnet Road**





Scotswood  
Barnet Road  
Arkley  
EN5 3JS

AVAILABLE 6th October 2022. A stunning, substantial four bedroom home that provides bright and spacious accommodation throughout. The property is beautifully arranged over three levels and has been completed to an extremely high standard and offers some wonderful character features including high ceilings, a bespoke kitchen, luxurious bathrooms, and sash windows.

Council Tax Band G  
London Borough of Barnet  
6 weeks rent as security deposit





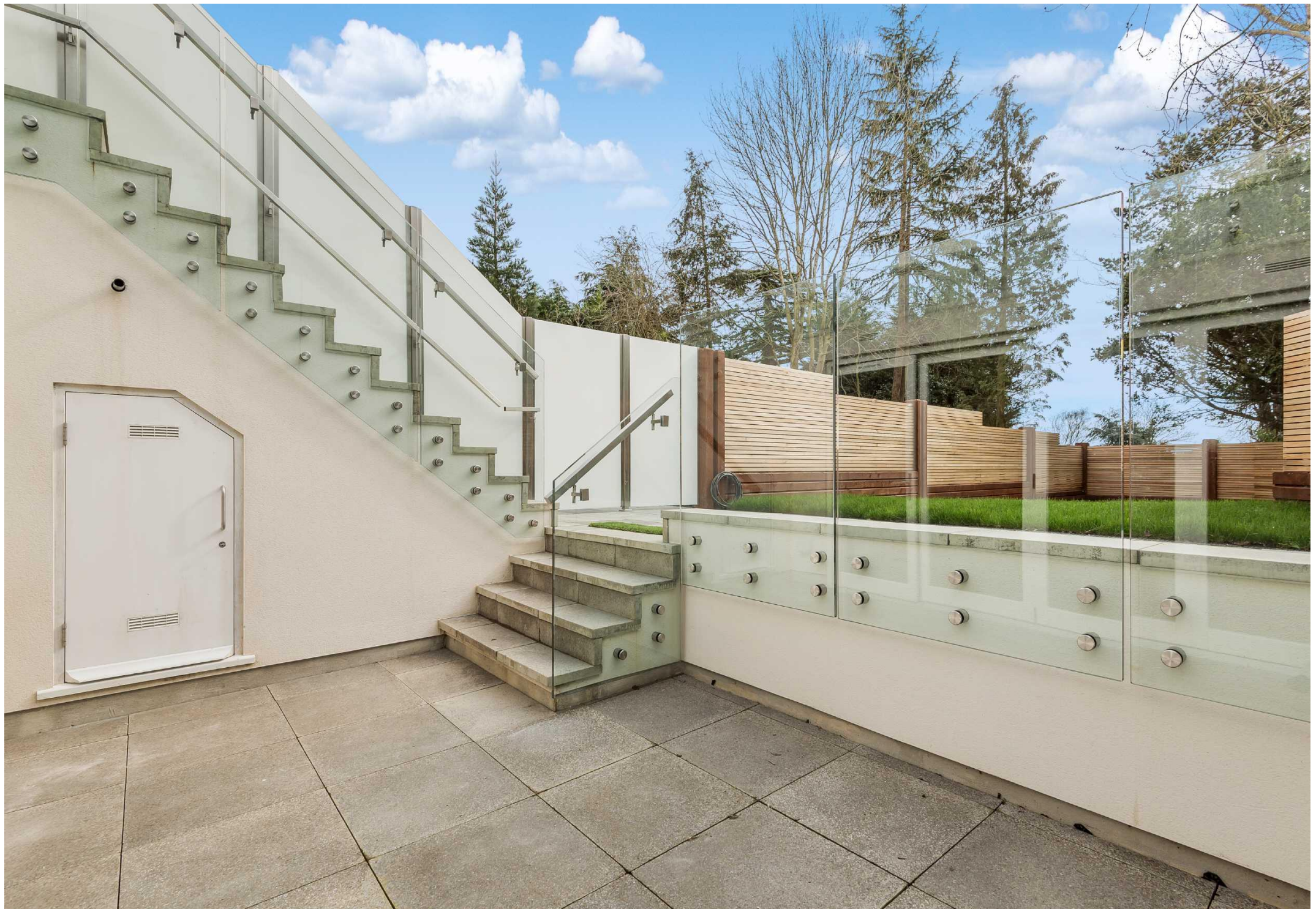
























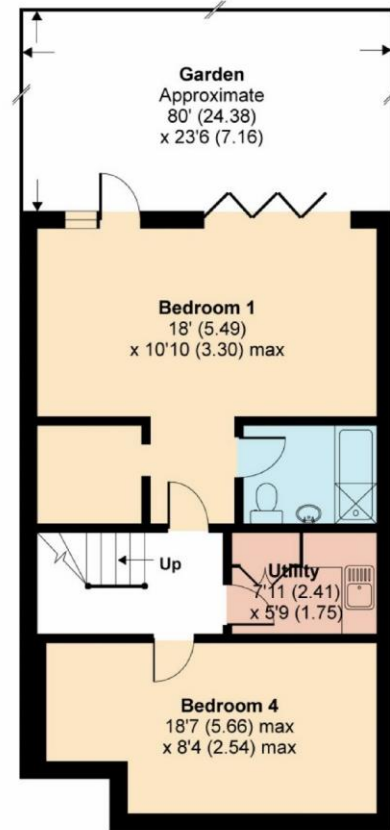




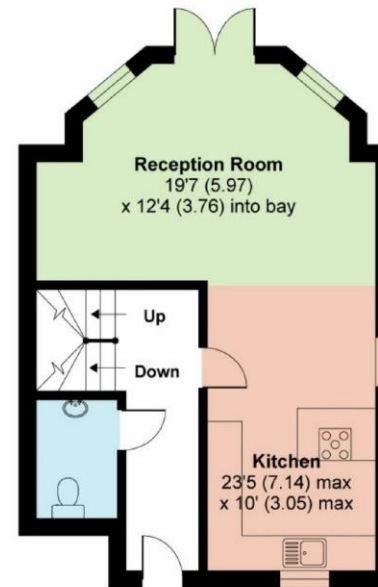


# Scotswood, Barnet Road, Barnet, EN5

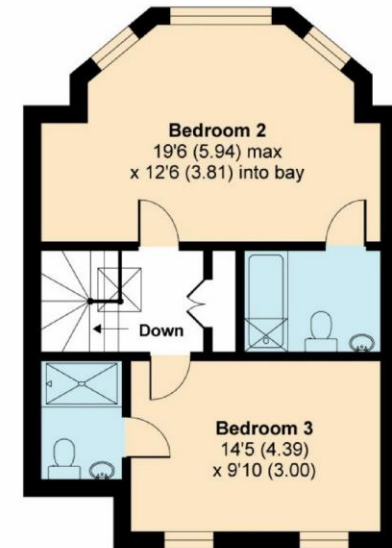
APPROX. GROSS INTERNAL FLOOR AREA 1678 SQ FT 155.8 SQ METRES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Statons REF : 582676

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.



# STATONS

## STATONS PREMIER LETTINGS

1 HADLEY PARADE  
BARNET  
HERTS  
EN5 5SX

[lettings.office@statons.com](mailto:lettings.office@statons.com)

020 8441 9796

