

**STATONS**

www.statons.com

Alston Road  
High Barnet





## Apartment 3, 7 Alston Road, High Barnet, EN5 4ET - £370,000

We are delighted to offer for sale, this wonderful modern 1 bedroom apartment centrally located in High Barnet. This fabulous, high specification property benefits from bright and spacious well planned accommodation and comprises a welcoming entrance hall with entry phone system, a large open plan living room with juliet balcony and a sleek modern kitchen with integrated appliances, a generous double bedroom with bay window, a contemporary bathroom, a coats/storage cupboard and an allocated parking space.

Further benefits include a share of the freehold. This small block has 5 apartments and is self managed by the owners.

Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. High Barnet tube station (Northern Line) is nearby for easy access into London.

Local Authority: Barnet

Council Tax Band: C

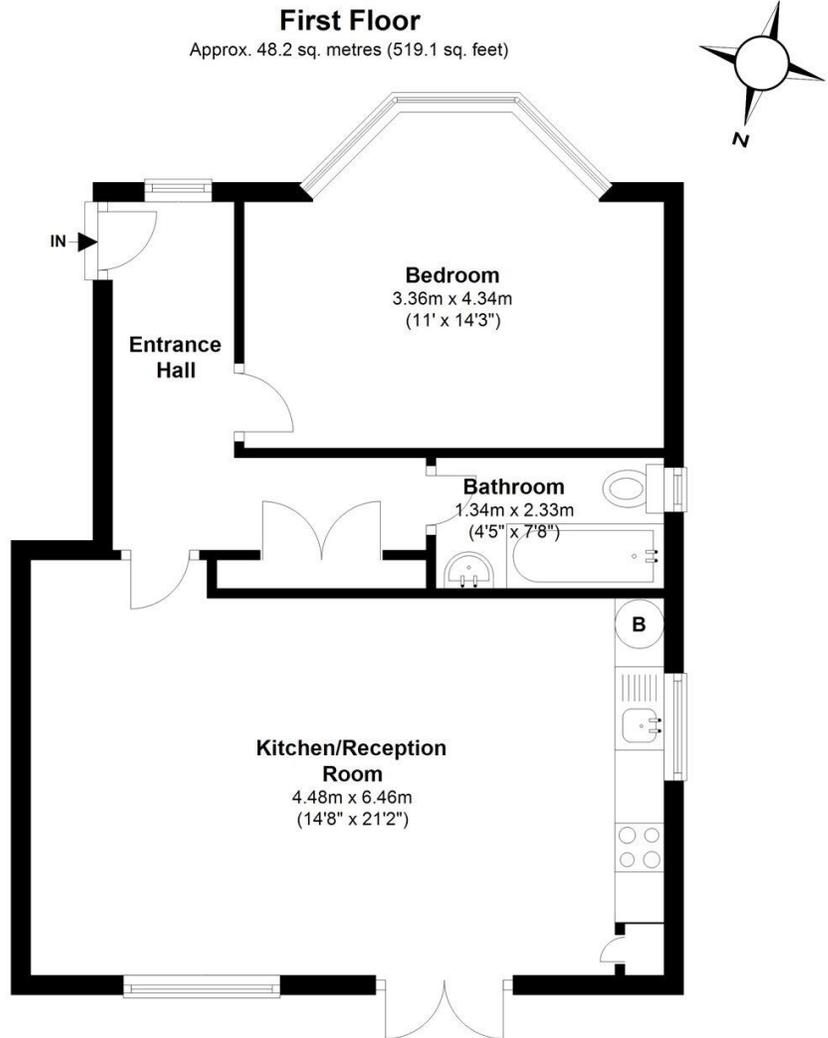
Tenure: Share of Freehold











Local Authority: Barnet  
Council Tax Band: C  
Tenure: Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.  
Plan produced using PlanUp.

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 sizes are approximate. All dimensions include wardrobe spaces where applicable.

**STATONS**

[www.statons.com](http://www.statons.com)



**STATONS**

**BARNET**

1 HADLEY PARADE

HIGH STREET

BARNET

HERTS

EN5 5SX

020 8449 3383

[barnet@statons.com](mailto:barnet@statons.com)