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**Cattley  
Close  
Barnet**

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BARNET  
T: 020 8449 3383**



# Cattley Close, Barnet EN5 4SN

## OIEO £640,000

A stunning grade 2 listed lower ground floor apartment which offers spacious accommodation in a very sought after location. The property is located within a conservation area and is offered with a share of freehold and benefits from its own entrance. Comprising a welcoming hall with storage cupboards, a large fabulous reception room with dining area, a fitted kitchen, a generous principal bedroom with en suite bathroom, a second bedroom and a shower room. Externally there are lovely well-kept communal gardens, allocated off street parking for one car and a private courtyard rear garden.

Location:- Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. Both High Barnet tube station (Northern Line) and New Barnet over ground stations are also close by. There is a regular bus service which provides access to neighbouring areas. Barnet also has many renowned highly regarded schools such as Foulds, Queen Elizabeth Girls and Queen Elizabeth Boys.























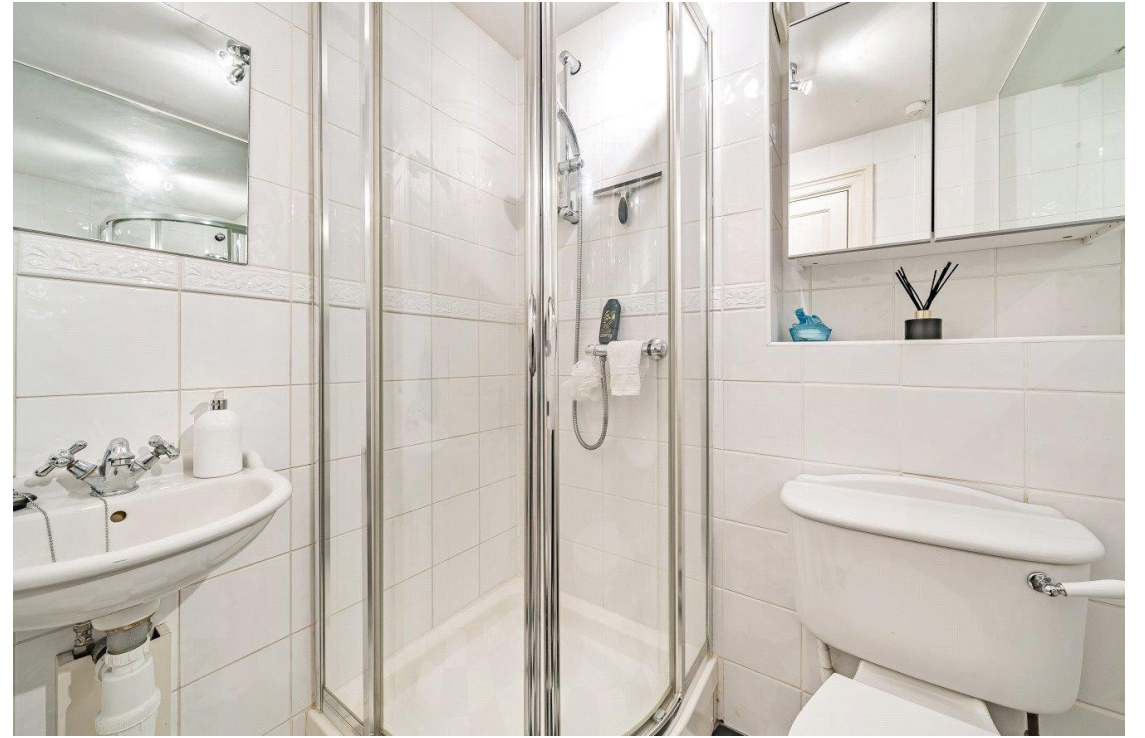























# Cattley Close, Barnet, EN5

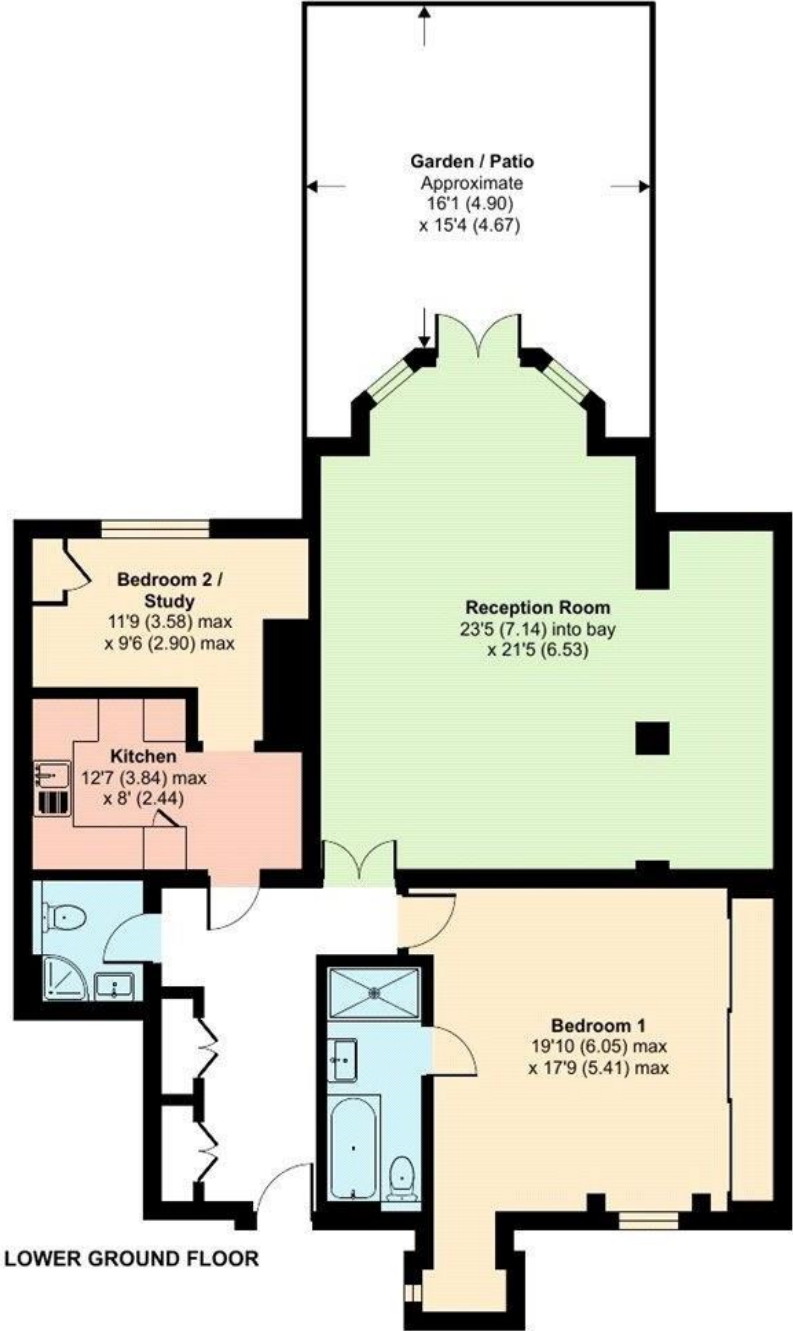
Approximate Area = 1158 sq ft / 107.5 sq m  
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>67</b>	<b>80</b>
(81-91) <b>B</b>		
(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 



Local Authority:  
Barnet Borough Council  
Council Tax Band: E  
Share of Freehold

**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.







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