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**Great North Road**  
**Barnet**





# Park View Cottages, Great North Road, Barnet, EN5 4RH

## £575,000

What a position. What a rarity. What a unique opportunity!

\*Having approx 45ft frontage with ample parking\*

Introducing a wonderful two bedroom semi-detached cottage on the Great North Road, benefitting from wonderful views and in need of modernisation.

The ground floor comprises of a spacious reception room, guest wc, and kitchen leading into a bright and airy conservatory with garage to the side.

Upstairs 2 bedrooms, 1 bathroom.

Rear garden approx 50ft with the most wonderful views. Small patio area. Lawns and outdoor shed.

The property will be subject to a covenant restricting its use to one residential dwelling, with any alterations and extensions being subject to prior plan approval.

Note – The property has a Klargester BioDisc system



























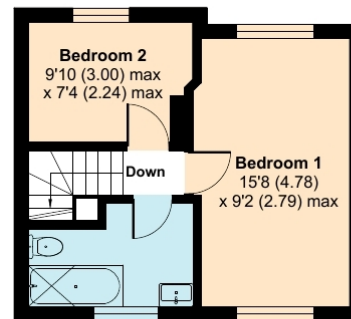
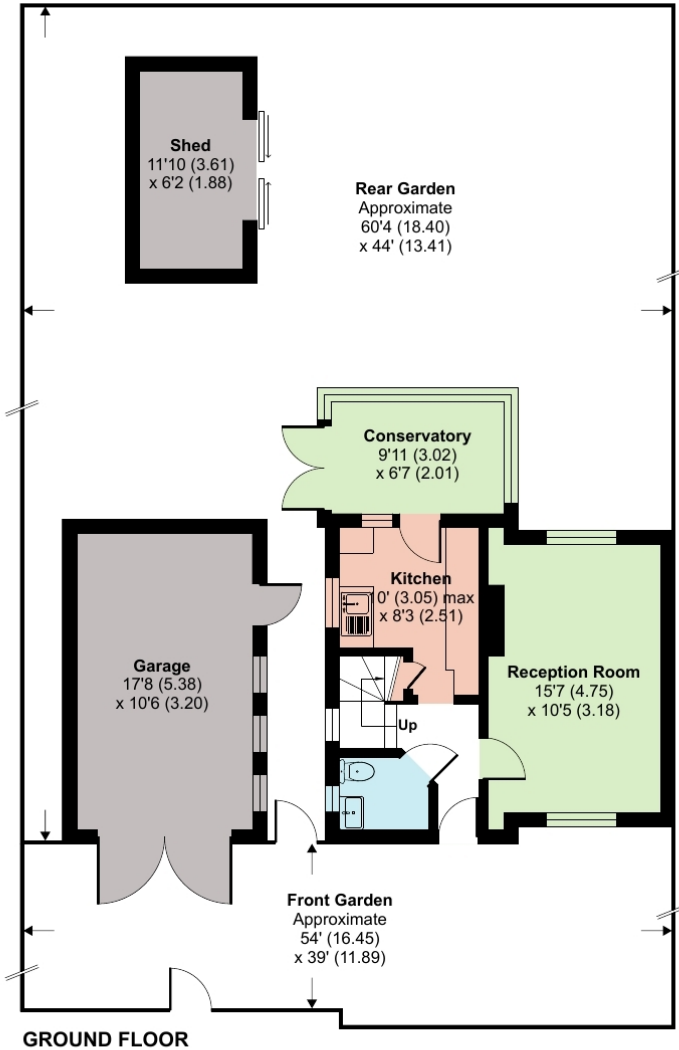


# Park View Cottages, Great North Road, Barnet, EN5



Local Authority: Hertsmere  
Council Tax band: D  
Tenure: Freehold

Approximate Area = 720 sq ft / 66.8 sq m  
Garage = 186 sq ft / 17.2 sq m  
Outbuilding = 73 sq ft / 6.7 sq m  
Total = 979 sq ft / 91 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



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