

A three-story red brick building with balconies, a stone patio, and a pergola. The building has a classic architectural style with a white cornice. The balconies are enclosed with black metal railings. In the foreground, there is a stone patio area with a wooden pergola structure. The garden is well-maintained with green grass and various plants. The sky is blue with some clouds.

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**Cattley Close
Barnet**

Cattley Close, Barnet

EN5 4SN

£850,000

CHAIN FREE Set within this sought after development, we are delighted to offer for sale this extremely spacious 3 bedroom ground floor apartment. The property benefits from bright, well presented accommodation throughout, comprising, a welcoming entrance hall with storage cupboards, a large reception room with doors onto a private terrace, a fitted kitchen/breakfast room, a generous principal bedroom with built in wardrobes and an en suite shower room, 2 further good size double bedrooms and a family bathroom. Externally there are well tended communal gardens and two allocated parking spaces.

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.









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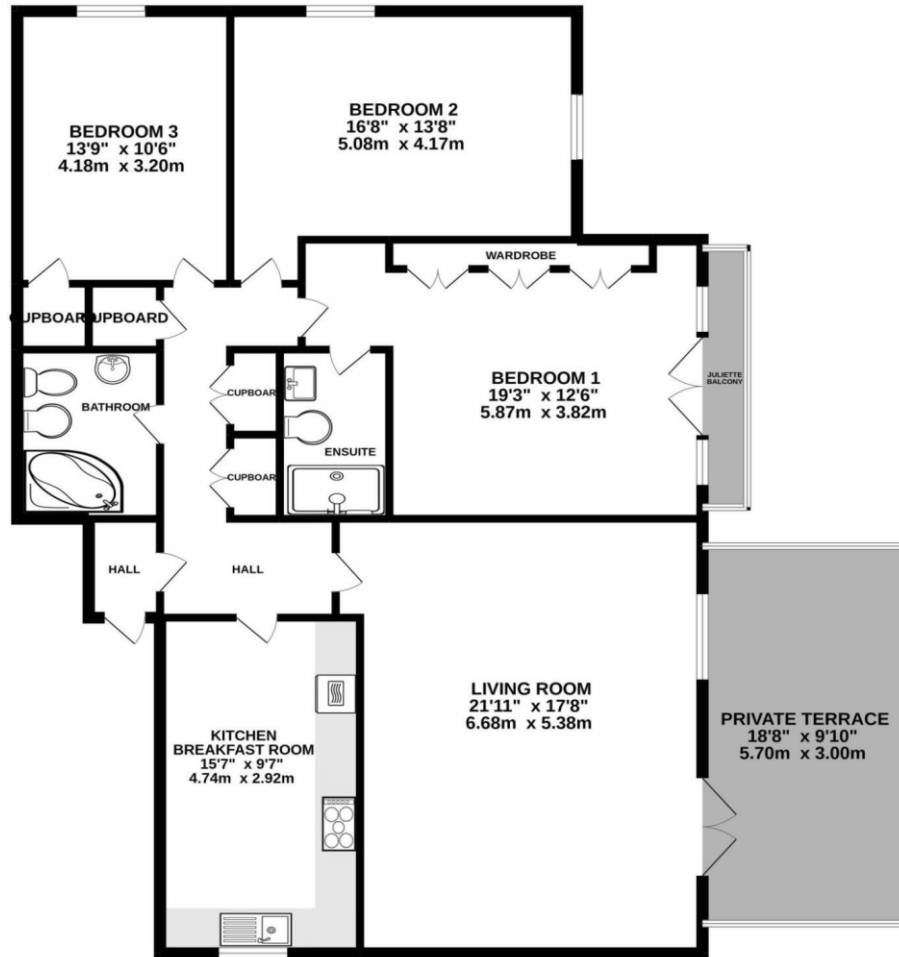




GROUND FLOOR
1345 sq.ft. (125.0 sq.m.) approx.



Local Authority: Barnet
Council Tax band: G
Tenure: Share of Freehold



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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