



STATONS

www.statons.com

Warwick Gardens
Hadley Highstone

Warwick Gardens, Hadley Highstone, Barnet, EN5 4QA

A charming 3-bedroom terraced house located in the sought after area of Hadley Highstone. This property boasts a bright and cosy atmosphere and comprises a spacious living/dining room with access to the private garden, a modern kitchen/breakfast room with integrated appliances and a guest w.c. Upstairs, you will find three well-appointed bedrooms, all flooded with natural light, and a family bathroom. Additional features include a garage for secure parking and ample storage space throughout the property along with a spacious attic which could be converted to further accommodation stpp.

Location:- Situated on the edge of greenbelt countryside in this highly sought after conservation area close to Hadley Green yet within walking distance of Barnet High street and the Spires shopping centre with its many shops and restaurants. High Barnet tube station (Northern Line) is also easily accessible as well as the M25 motorway. The nearest over ground station would be either Hadley Wood or New Barnet. Renowned local schooling, private and state include Monken Hadley junior school, Queen Elizabeth Boys and Girls Schools, Dame Alice Owen Secondary school, St Marthas secondary school for girls and Haberdashers' Aske's Schools.















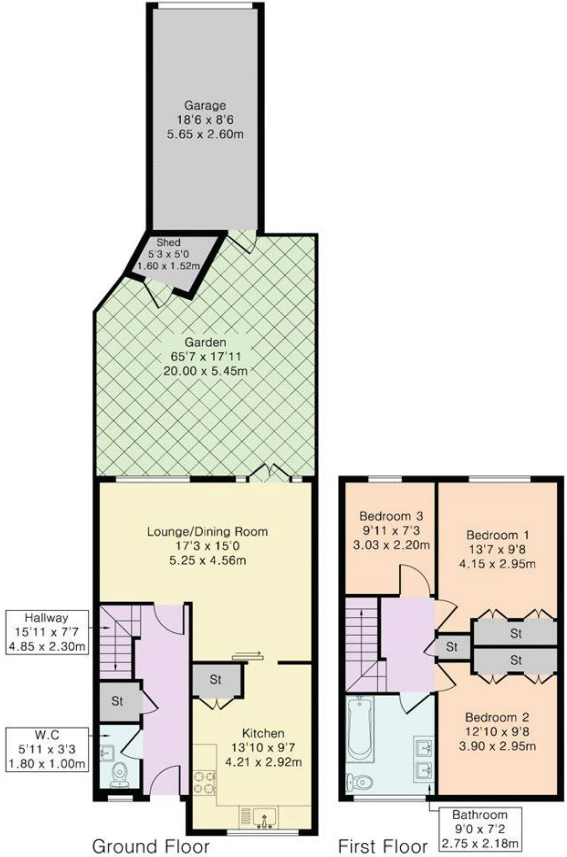




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority: Barnet
Council Tax band: D
Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Building Insurance: £500 pa

Approximate Gross Internal Area 1112 sq ft - 103 sq m
Ground Floor Area 479 sq ft – 44 sq m
First Floor Area 451 sq ft – 42 sq m
Garage Area 182 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

