

**STATONS**

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**Potters Road  
Barnet**



# Potters Road, Barnet, EN5 5HW

## £260,000

We are pleased to offer this lovely apartment which offers a well-designed living space that maximizes comfort and functionality. This property offers a double bedroom, modern kitchen, shower room, Gas central heating, and double glazing throughout.

It's layout ensures a seamless flow throughout the home and is an ideal FTB purchase or buy to let.

Location:- Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes., an array of shops and Tudor Park are within close proximity to this lovely apartment.



















SECOND FLOOR  
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 37.9 sq.m. (408 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority: Barnet  
Council Tax band: B

Tenure: Leasehold 81 years 11 months



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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## STATONS BARNET

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