

**STATONS**

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**Cattley Close**  
**Barnet**



# Cattley Close, Barnet, EN5 4SN £699,995

\*\*\* CHAIN FREE \*\*\* Set within this sought after development, we are delighted to offer for sale this extremely spacious 3 bedroom apartment. The property benefits from bright, well presented accommodation throughout, comprising, a welcoming entrance hall, a large reception room and a separate kitchen/dining room both with juliet balconies, 3 generous bedroom, a shower room, a bathroom and a guest w.c, Externally there are well maintained communal gardens and 2 allocated parking spaces.

Further benefits include a share of the freehold and a lift.

Location:- Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops . Approximately half a mile away is High Barnet tube station (Northern Line) for access into London . New Barnet over ground station is also close. Buses also provide access to neighbouring areas. Barnet also has many renowned highly regarded schools such as 'Foulds' junior school and Queen Elizabeths Girls senior school and Queen Elizabeths senior school for boys.













BOOKS  
CRICKET  
BUSINESS GAME







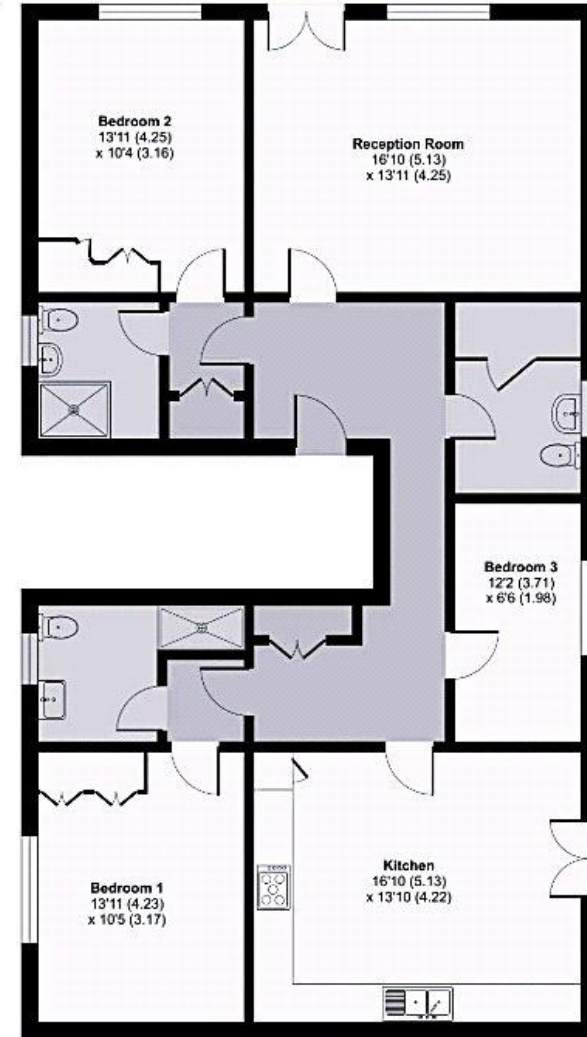
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Local Authority:** Barnet  
**Council Tax band:** F  
**Tenure:** Share Of Freehold  
**Service Charge:** £4,220 pa  
**Ground Rent:** TBC

## Cattley Close, Barnet, EN5

Approximate Area = 1266 sq ft / 117.6 sq m

For identification only - Not to scale



**FIRST FLOOR  
 APPROX FLOOR  
 AREA 117.6 SQ M  
 (1266 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rldvcom 2025.

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## STATONS BARNET

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