

# High Street High Barnet

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## Flat 2, 52-54 High Street, High Barnet, EN5 5SJ

A newly refurbished first-floor one-bedroom flat, ideally located just a short walk from High Barnet High Street and Northern Line station. The property includes a private entrance hallway, an open-plan kitchen/living area, a double bedroom, and a modern shower room. The flat has been recently updated throughout, with a new kitchen, bathroom, flooring, and fresh neutral décor.

Additional benefits include off-street parking.

Location:- Situated in this enviable position within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops and just a few minutes walk from High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by. Frequent bus services provide access to the neighbouring areas. Barnet boasts an Everyman Cinema and has many renowned highly regarded schools.





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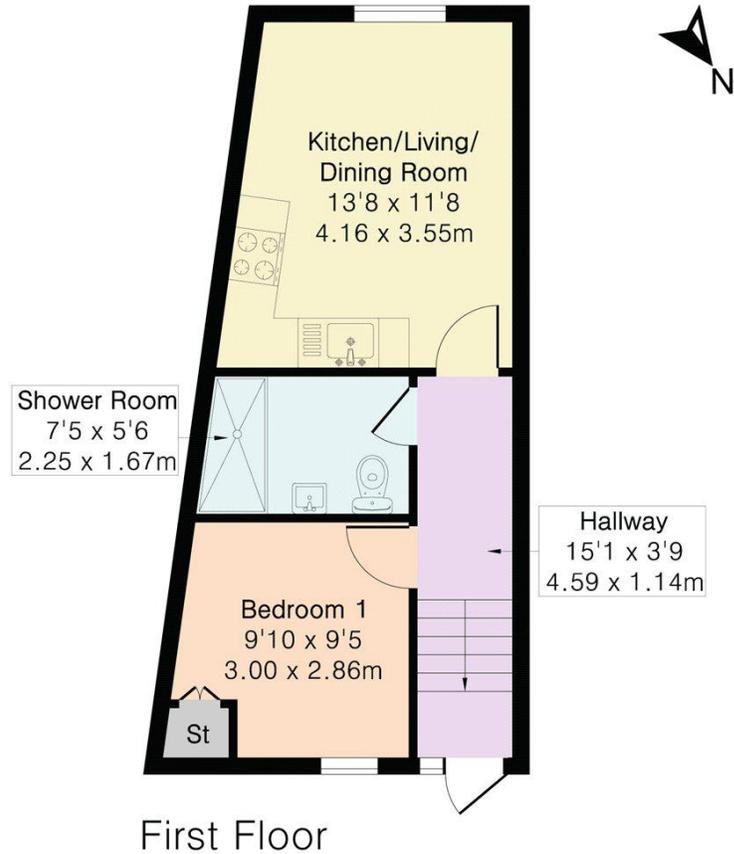


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Approximate Gross Internal Area 342 sq ft - 32 sq m



Local Authority: Barnet  
 Council Tax band: B  
 Tenure: Leasehold (91 years)  
 Ground Rent: TBC  
 Service Charge: TBC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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