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Rossiter Fields
Barnet

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Rossiter Fields, Barnet, EN5 2UT

A spacious, purpose-built one-bedroom ground-floor garden maisonette set within a quiet residential cul-de-sac. Offering approximately 520 sq ft of well-planned living space and is selling on a chain free basis. This property benefits from having residential parking bays and a private west-facing garden.

Upon entering the front door (no communal areas), there is a welcoming hallway which is perfect for storing coats, shoes, and everyday essentials. Off the hallway is a three-piece family bathroom. The recently fitted kitchen features contemporary units and integrated appliances.

The bright and well-proportioned lounge extends to 17'7 x 11'6 sq ft and enjoys direct access to the garden via French doors. The west-facing garden includes a patio area, ideal for alfresco dining and outdoor relaxation.

A spacious double bedroom completes the accommodation, along with additional storage found in the hallway. The property has been well maintained throughout and comes with valid gas and electric safety certificates for added peace of mind.

Rossiter Fields is a peaceful turning in High Barnet, located just 0.5 miles from High Barnet Station (Northern Line). Barnet High Street, The Spires Shopping Centre, Barnet Hospital, and a variety of green open spaces including Dollis Brook, Barnet Playing Fields, and King George's Playing Fields to name a few, are all within easy reach.





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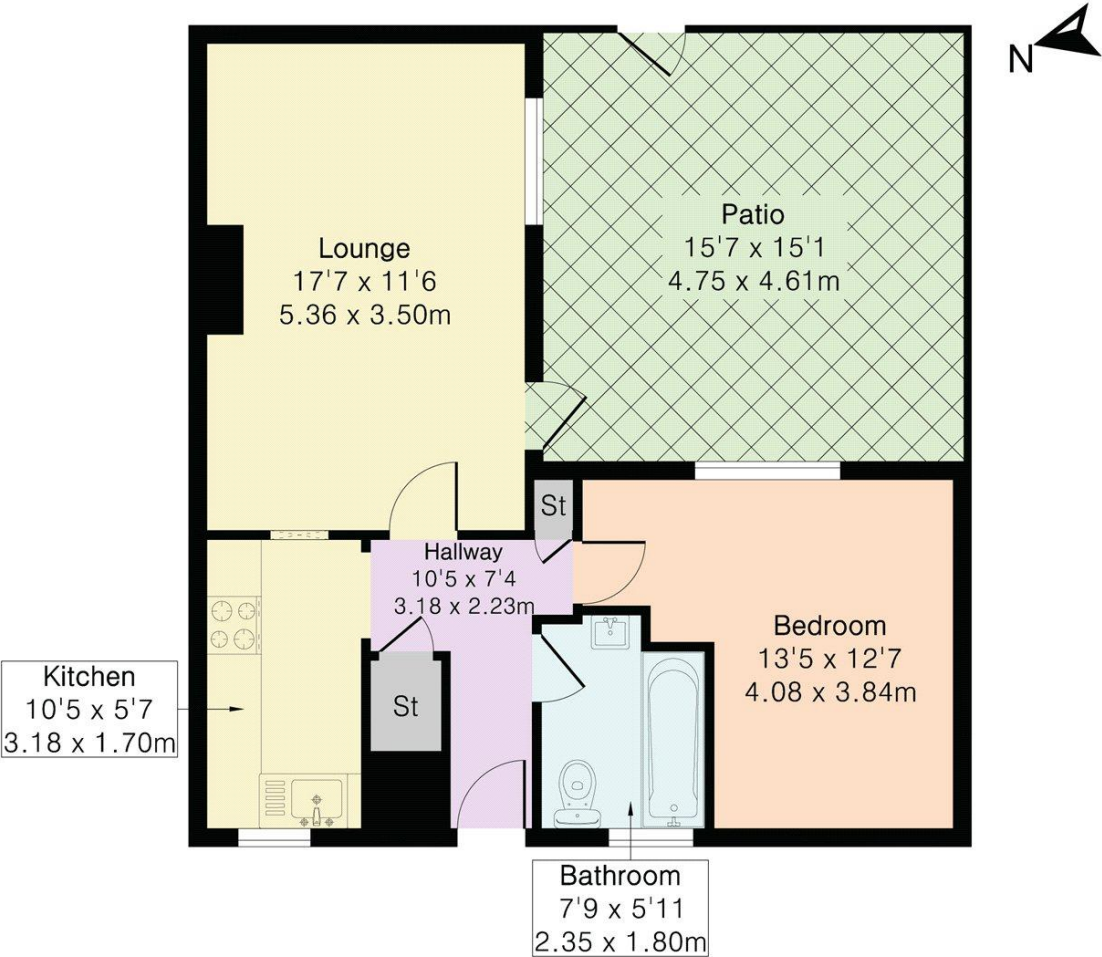
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Approximate Gross Internal Area 520 sq ft - 48 sq m



Local Authority: Barnet
Council Tax band: B
Tenure: Leasehold 97 Years 11 Months
Service Charge: £1,428 pa



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	74 C	76 C
55-68	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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