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# The Avenue Barnet

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## The Avenue, Barnet, EN5 4EN

An exceptional period semi-detached residence on The Avenue in Barnet, this beautifully refurbished home combines timeless character with refined contemporary design. Thoughtfully reimagined throughout, the property offers elegant proportions, impressive ceiling heights and a seamless balance of original architectural detail and modern craftsmanship. The overall refurbishment has been completed to an exceptional standard, including a new roof, electrics and new plumbing, ensuring the character of the home is matched by the quality of its infrastructure.

The ground floor opens via a welcoming entrance hall leading to a series of beautifully appointed reception spaces. To the front are two elegant reception rooms, both featuring period fireplaces and generous natural light, ideal for formal entertaining, family living or a sophisticated home office arrangement. To the rear, the home opens into a stunning handmade painted kitchen and dining space, professionally designed with bespoke joinery and carefully considered finishes throughout. The kitchen flows naturally into a bright family room overlooking the landscaped garden, creating an exceptional day-to-day living and entertaining environment. A utility room and guest WC complete the ground floor accommodation.

The first floor provides two substantial double bedrooms, and the third of which is a full dressing suite, while the remaining bedrooms are served by a beautifully finished family shower room. Bespoke storage solutions and carefully restored period detailing continue throughout this level.

Occupying the top floor is an impressive suite, creating a private retreat within the home. This floor features a spacious bedroom with a large en-suite bathroom and excellent eaves storage, offering flexibility for guests, older children or a luxurious principal suite arrangement.

Externally, the professionally landscaped rear garden has been thoughtfully designed to complement the house, providing a tranquil outdoor setting for entertaining and family life. A rare opportunity to acquire a turnkey period home on one of Barnet's most desirable roads, where classic architecture and contemporary living have been brought together with remarkable attention to detail.

Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. High Barnet tube station (Northern Line) for easy access into London. Barnet has many renowned and highly regarded schools such as Christchurch, Foulds and Queen Elizabeth's Girls and Queen Elizabeth's senior school for boys.



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**Approximate Gross Internal Area 2990 sq ft - 279 sq m**

Cellar Area 136 sq ft – 13 sq m  
 Ground Floor Area 1310 sq ft – 122 sq m  
 First Floor Area 978 sq ft – 91 sq m  
 Top Floor Area 566 sq ft – 53 sq m



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.



Local Authority: Barnet  
 Council Tax band: G  
 Tenure: Freehold

**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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