



Helios Way  
Barnet, EN5





# Helios Way

This bright, modern and spacious four bedroom town house located in ever popular development, offers circa 1651 sq ft of luxurious accommodation arranged over 3 floors.

The ground floor comprises welcoming reception hallway, fabulous kitchen/diner with integrated appliances and doors opening onto the rear garden. The first floor has a wonderful modern living room with a balcony, two bedrooms and a family bathroom. The second floor houses the principal bedroom suite with dressing room and en-suite facilities and a further bedroom also with en-suite facilities.

The rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn, garden shed and side access. The frontage is mainly laid to paving and provides off street parking.

Located within easy access to all the local amenities of High Barnet including The Spires shopping mall where you will find a wide variety of shops, cafes and restaurants. Everyman cinema can also be found within a short walk. Local transport links include High Barnet Underground station (Northern Line, zone 5) providing direct access into central London.



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Council Tax: F  
 Local Authority: Barnet  
 Tenure: Freehold

**Approximate Gross Internal Area 1651 sq ft - 154 sq m**

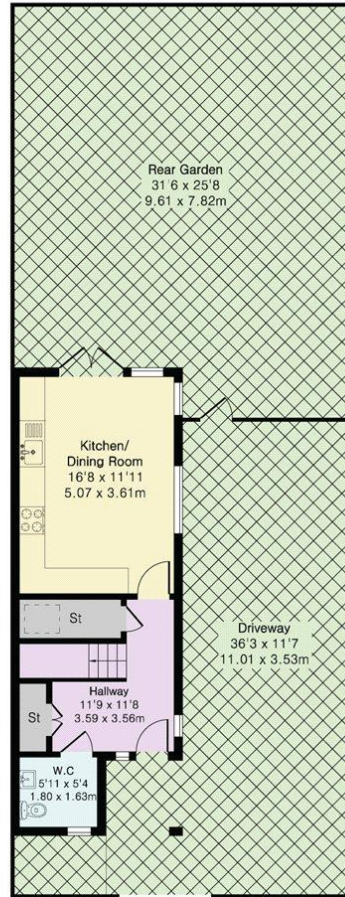
Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 662 sq ft – 62 sq m

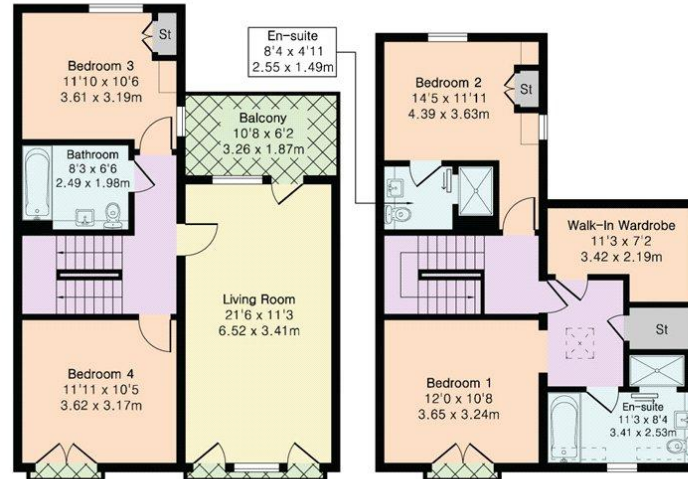
Second Floor Area 614 sq ft – 57 sq m



Score	Energy rating	Current	Potential
92+	<b>A</b>	92 A	94 A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Ground Floor



First Floor

Second Floor



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.





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