

STATONS

www.statons.com

Bells Hill
Barnet

STATONS



Bells Hill, Barnet, EN5 2ST

This well-presented ground floor maisonette offers two double bedrooms and a beautifully maintained 62+ ft wide south-east facing garden, complete with a garage and outbuilding.

Upon entering the front door, there is an inviting hallway. To the right, there is a fully tiled family bathroom, while to the left you'll find two generously sized double bedrooms, both enjoying idyllic views over the expansive private rear garden.

Continuing into the home, there is a well-proportioned living/dinning room, ideal for relaxing or entertaining. Adjacent to the lounge is a separate, fully equipped kitchen offering ample storage and workspace.

The property benefits from double glazing throughout and has been recently decorated, providing a fresh and move-in-ready interior.

A standout feature of this home is the impressive south-east facing garden, which can be accessed directly from the property. The outdoor space includes a decking area which is perfect for al fresco dining, as well as an outbuilding suitable for storage or use as a hobby space, and a greenhouse ideal for gardening enthusiasts. The property also offers off-street parking via the garage or in front of it.

Selling chain-free, the property comes with both gas & electrical safety certificates in place. The lease will be extended to 188 years upon completion, resulting in £0 ground rent. Additionally, there are £0 no service charges, with buildings insurance payable separately.

Located in an enviable position within walking distance of The Spires shopping centre, residents can enjoy a variety of shops, restaurants, cafés, and boutiques. Excellent transport links include High Barnet Underground Station (Northern Line) and New Barnet Overground Station, both providing easy access into central London. The area is also home to several highly regarded schools, including Queen Elizabeth's Girls' School and Queen Elizabeth's School for Boys.









STATONS



STATONS



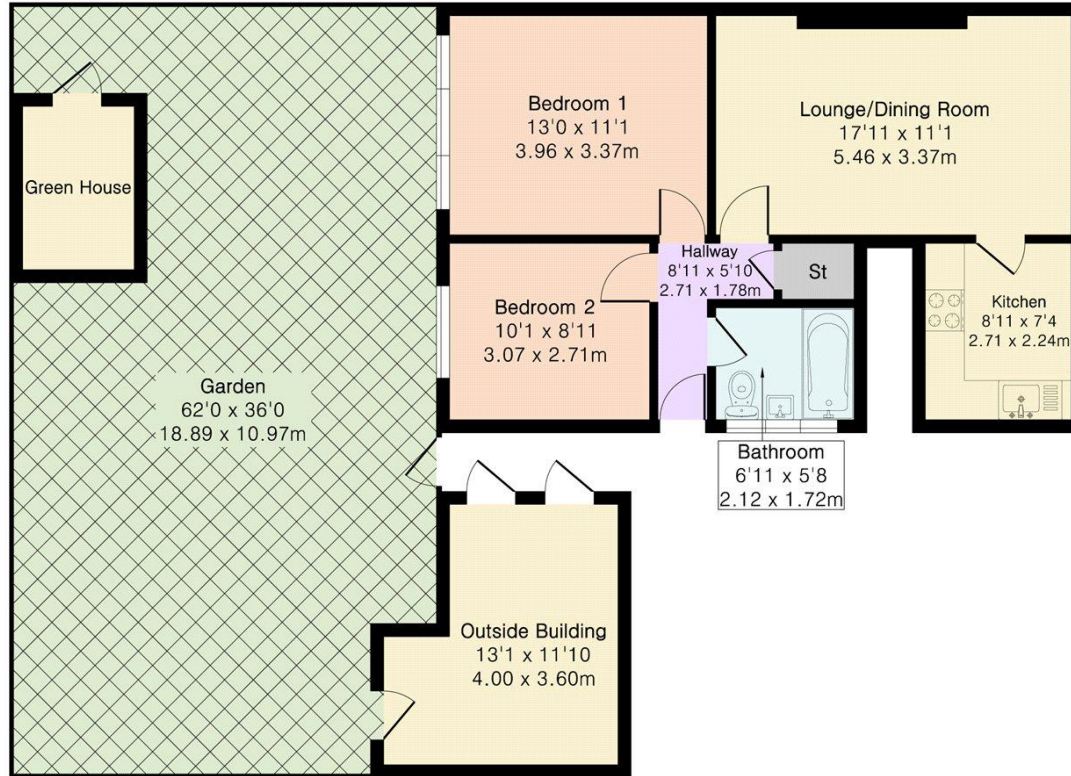
STATONS



STATONS

**Approximate Gross Internal Area 605 sq ft - 56 sq m
(Excluding Outbuilding)**

Outbuilding Area 133 sq ft – 12 sq m



Local Authority: Barnet
Council Tax band: C
Tenure: Leasehold 188 years
Ground Rent: NA
Service Charge: NA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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.

STATONS

www.statons.com

**STATONS
BARNET**

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com



STATONS