



Dollis Valley Drive
Barnet



Rhea Court, 4 Dollis Valley Drive, Barnet, EN5 2GF

NO ONWARD CHAIN. Immaculately presented two-bedroom, two-bathroom top floor apartment, set within a modern purpose-built lift-serviced block built in 2022. (NHBC warranty approximately 6 years remaining). Finished to an excellent standard throughout, the property benefits from an impressive private balcony, gate allocated parking space, EV charging space, bike storage, security cameras in communal areas and underfloor heating.

The apartment opens into a spacious and welcoming entrance hall, complete with two generous double-door storage cupboards, one of which provides a practical utility space. A contemporary, fully tiled family bathroom serves the second bedroom and guests alike. There are two well-proportioned double bedrooms, both enjoying pleasant leafy outlooks, with the principal bedroom further benefitting from a stylish, fully tiled en-suite shower room.

The heart of the home is the superb open-plan kitchen, living and dining room. The contemporary kitchen is fitted with a range of integrated appliances and ample storage, while the bright living area provides an ideal space for both relaxing and entertaining. Large doors open onto the private balcony, which enjoys attractive leafy views across the surrounding development.

Ideally positioned just 0.4 miles from High Barnet Underground Station (Northern Line), the property offers excellent transport links into Central London, with New Barnet railway station and numerous local bus routes also close by. Residents are within easy walking distance of a wide range of amenities, including Everyman Cinema, Tesco Express, M&S Foodhall, independent cafés, restaurants and traditional pubs.

The area is particularly well regarded for its excellent schooling, with St Catherine's RC Primary School, Grasvenor Avenue Infant School, Queen Elizabeth's Girls' School and the highly acclaimed Queen Elizabeth's School for Boys all nearby. There is also an abundance of green open spaces within easy reach, including Dollis Brook, Barnet Playing Fields and Greenhill Gardens, providing excellent opportunities for walking, recreation and outdoor leisure.





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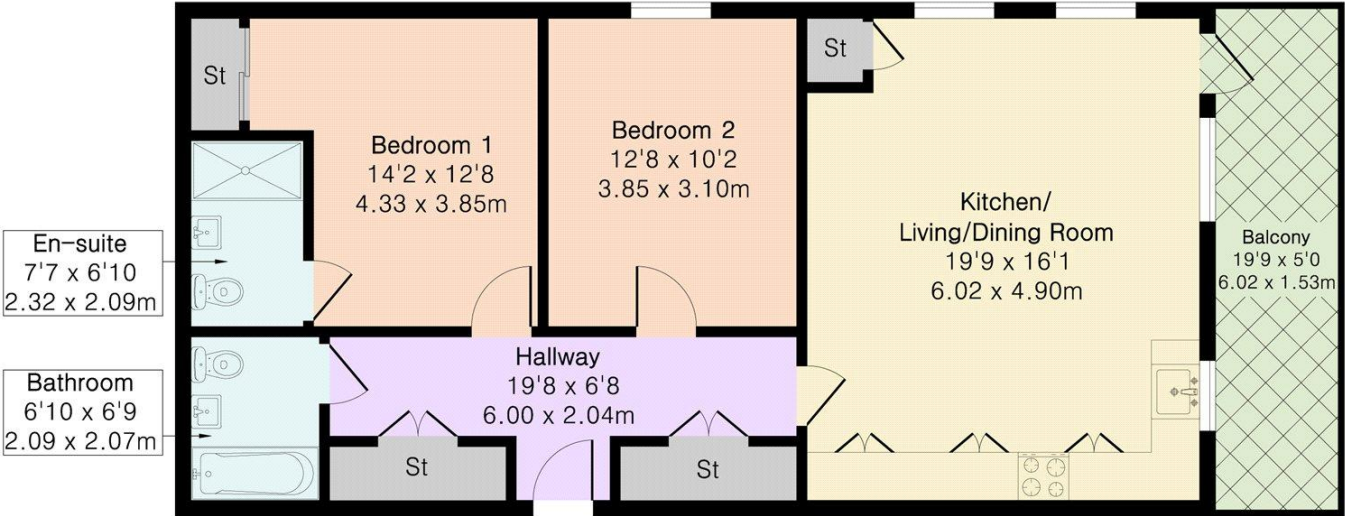
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Approximate Gross Internal Area 816 sq ft - 76 sq m



Second Floor

Local Authority: Barnet
Council Tax band: D
Tenure: Leasehold
Service Charge: £1,847 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	84 B	84 B
69-80	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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