



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



1

Bedroom



1

Bathroom



This well-presented top-floor flat offers one bedroom, a modern kitchen, and a contemporary bathroom. The property includes a reception area and benefits from private parking. Located in Barnet, Hertfordshire, it provides easy access to local amenities and transport links.

This one-bedroom flat, located on the top floor of a well-maintained building on Park Road, Barnet, Hertfordshire, offers a comfortable and modern living space. The property features a spacious reception area with ample natural light, providing a welcoming atmosphere. The kitchen is fitted with sleek, modern appliances and offers plenty of storage and counter space, ideal for everyday cooking.

The bedroom is generously sized, with large windows that allow for plenty of natural light. The bathroom is contemporary in design, featuring modern fixtures and a walk-in shower. The flat is well-presented throughout, with neutral decor and quality flooring, making it a move-in-ready home.

One of the key features of this property is the private parking space, a valuable addition in this area. The flat is situated in a convenient location, offering easy access to local shops, cafes, and public transport options, making it an excellent choice for commuters.

ENTRANCE HALL: 13' 01" x 4' 00" (3.99m x 1.22m)

Laminated flooring, radiator, and entry phone.

LOUNGE: 12' 04" x 10' 03" (3.76m x 3.12m)

Laminated flooring, double glazed winodw to the side and rear aspect, radiator.

KITCHEN: 10' 08" x 7' 00" (3.25m x 2.13m)

Double-glazed window to rear aspect, wall and floor standing units, stainless steel sink mixer tap, electric hob, electric oven, gas central heating boiler, fitted microwave, fitted fridge freezer, fitted washing machine, part tiled walls, tiled flooring, radiator, spot lights.

BATHROOM: 9' 09" x 5' 01" (2.97m x 1.55m)

Double-glazed window to rear aspect, spot-lights, low-level flush water closet, tiled walls, tiled flooring, radiator, shelving, double walk-in shower, wash hand basin with mixer tap in vanity unit, and mirrored cabinet.

BEDROOM: 9' 09" x 5' 01" (2.97m x 1.55m)

lamine flooring, double-glazed window to rear aspect, laminated flooring, radiator, storage cupboard

COMMUNAL GARDEN

Lawn

PARKING BAY

PRIVATE

SECOND FLOOR

415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.

These measurements are taken from the floor to the ceiling and are not intended to be a guarantee of the actual area. The area is measured to the internal walls and is not intended to be a guarantee of the actual area. The area is measured to the internal walls and is not intended to be a guarantee of the actual area. The area is measured to the internal walls and is not intended to be a guarantee of the actual area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Park Road, East Barnet EN4

