

£350,000
East Close
Barnet, EN4 0AU

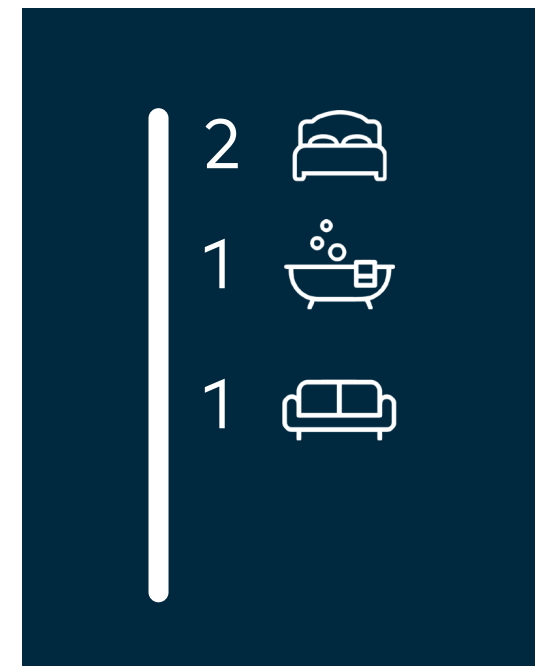
PROPERTY SUMMARY

Nestled in the charming area of East Close, Barnet, this delightful ground floor house offers a perfect blend of modern living and convenience. With a generous 669 square feet of well-designed space, the property features two comfortable bedrooms and a spacious reception room, ideal for both relaxation and entertaining.

The modern bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and stylish. The property benefits from a brand new 250-year lease, providing peace of mind for years to come, alongside low service charges and a peppercorn ground rent, making it an attractive option for both first-time buyers and investors alike.

One of the standout features of this home is the rear private garden, a perfect retreat for enjoying the outdoors, gardening, or hosting summer gatherings. The location is exceptionally convenient, being just 0.1 miles from Cockfosters Station, which offers excellent transport links into central London. Additionally, the property falls within the catchment area for some of the top schools in the region, making it an ideal choice for families.

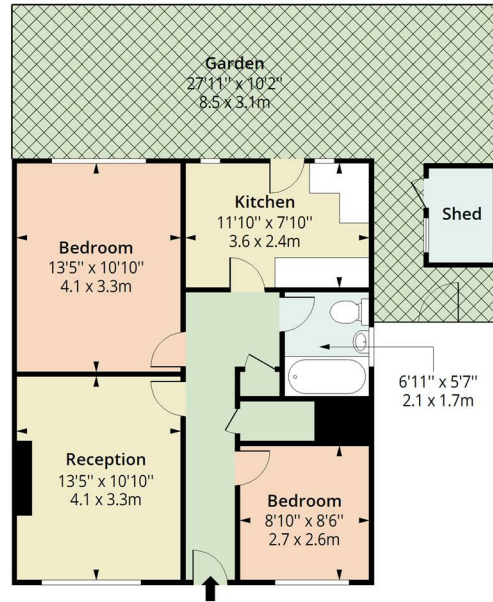
This property is a rare find in Barnet, combining modern amenities with a prime location. Whether you are looking to settle down or invest, this house presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area.





East Close EN4

Approx. Gross Internal Area 642 Sq Ft - 59.64 Sq M
Approx. Gross Shed Area 27 Sq Ft - 2.51 Sq M



Ground Floor

Floor Area 642 Sq Ft - 59.64 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com

Date: 5/8/2026

LOCAL AUTHORITY

TENURE

Leasehold

EPC RATING

C

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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ESTATE AGENTS

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