



**Chartwell Court Manor Road, Barnet, EN5**

**Asking Price: £585,000**

*Share of Freehold*

## Wonderfully Spacious Three-Bedroom, Two-Bathroom First-Floor Flat with Balcony & Garage

This exceptionally well-presented first floor flat offers impressively spacious living accommodation, flooded with natural light thanks to its east-west orientation and windows on three sides.

Accessed via a welcoming 25ft x 7'7" entrance hall, large enough to be used as a dining area and featuring generous built-in storage, the flat is both practical and stylish.

The bright and airy reception room opens onto a west facing balcony, perfect for enjoying afternoon sun. The separate, fully fitted kitchen/breakfast room boasts, integrated appliances.

There are three well-proportioned bedrooms, all with built-in wardrobes. The principal bedroom is a generous 17'2" x 11'5" and benefits from its own en-suite shower room. A three piece bathroom completes the accommodation.

Perfectly located for convenience, the property is just a short walk from Barnet High Street, which offers a diverse selection of shops, cafés, restaurants, and a popular Saturday food market. The Spires Shopping Centre, home to Waitrose, H&M, and Anytime Fitness is also nearby.

Transport links are excellent, with High Barnet Underground Station (Northern Line, Zone 5) within easy reach. The area is well served by highly regarded schools, including Foulds and Christ Church Primary, QE Boys' Grammar, QE Girls' School, and Ark Pioneer Academy.

- **FIRST FLOOR FLAT WITH BALCONY**
- **THREE BEDROOMS**
- **EN-SUITE SHOWER**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **THREE PIECE BATHROOM**
- **25x7'7 ENTRANCE HALL**
- **BALCONY**
- **GARAGE**

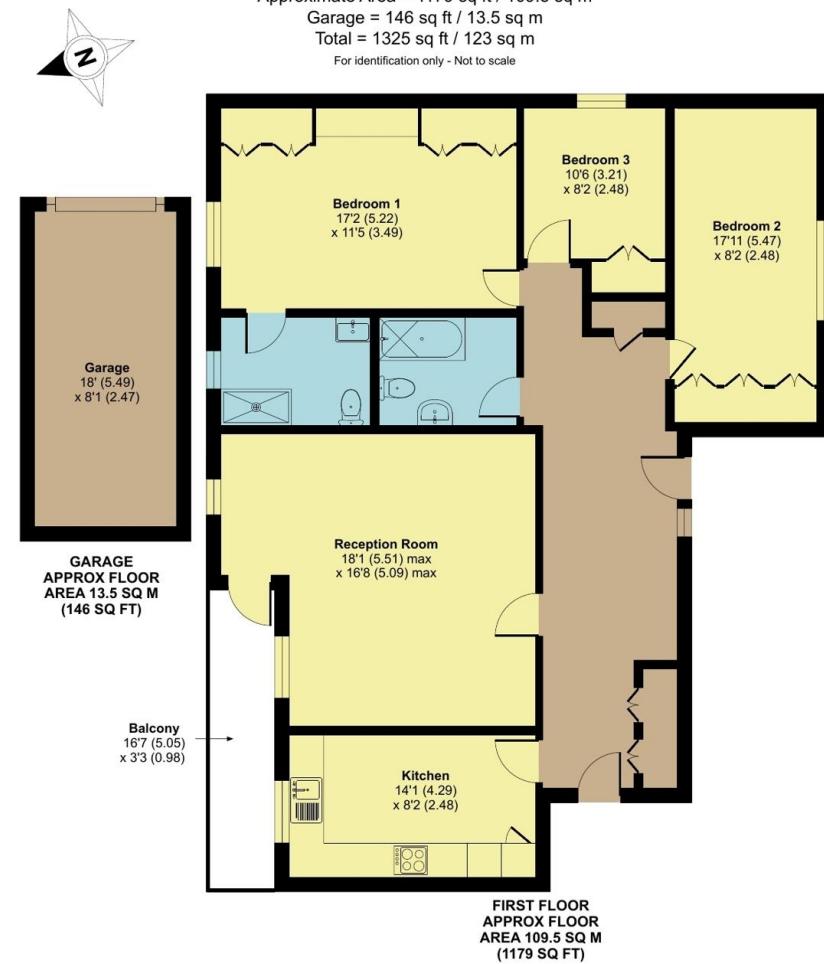
## Manor Road, Barnet, Hertfordshire, EN5

Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1325 sq ft / 123 sq m

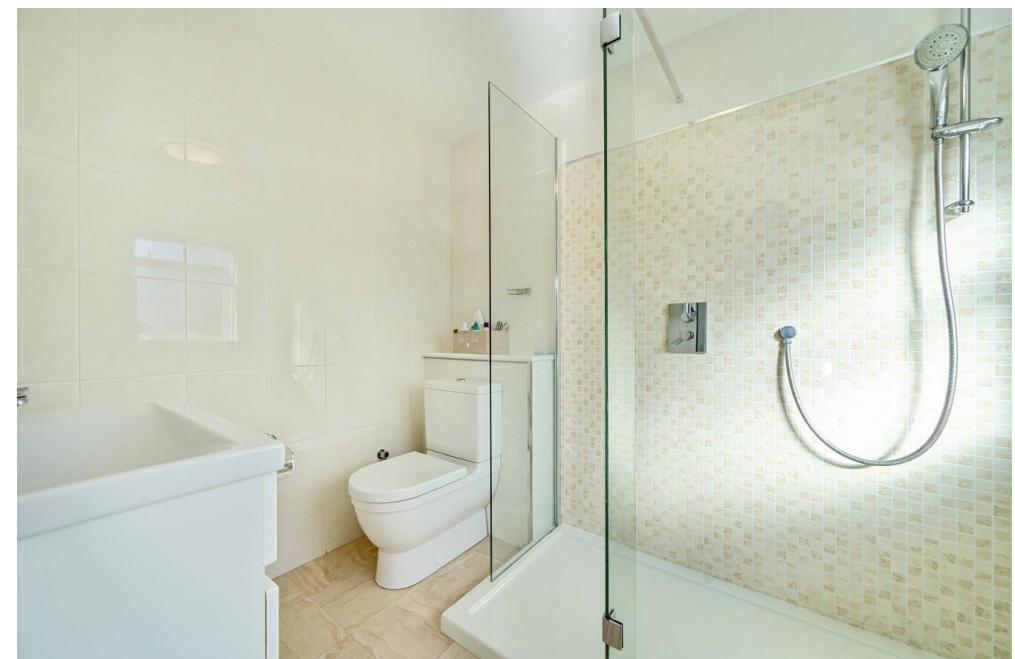
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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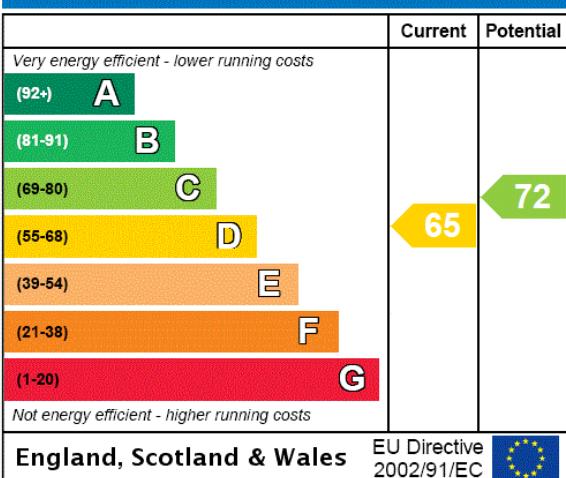








### Energy Efficiency Rating



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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Reference: BRN130369**