

# HUNTERS



## **Alexander Close, Barnet EN4 9PW** **PRICE: Asking Price £239,950**

A top floor split level one bedroom galleried flat with allocated parking space and long lease commencing 1985 for a term of 999 years.

The development sits within close proximity to New Barnet for an array of shopping facilities to include Sainsbury supermarket, a newly opened Leisure Centre and a mainline train Station with trains direct to London's Kings Cross and Moorgate Stations.

Living accommodation comprises a rear aspect reception room with adjacent kitchen and galleried bedroom above and a three piece bathroom suite.

Residential Sales Lettings & Management

Sales 020 8441 3377

Lettings 020 8441 6969

Email [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://www.hunters-barnet.co.uk)

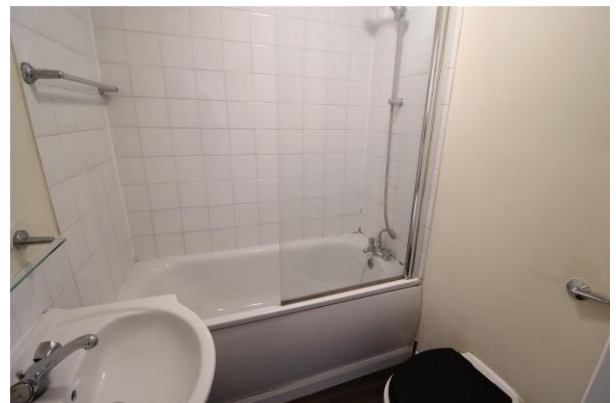
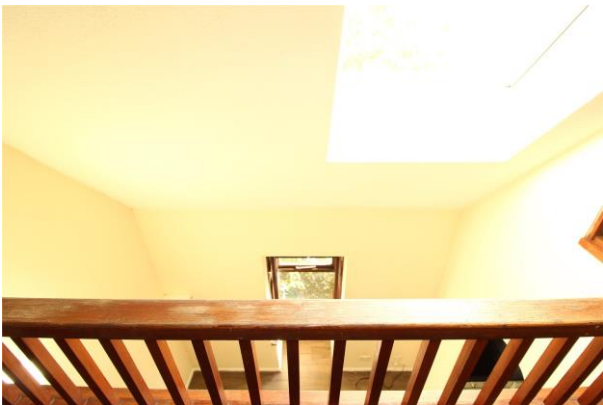
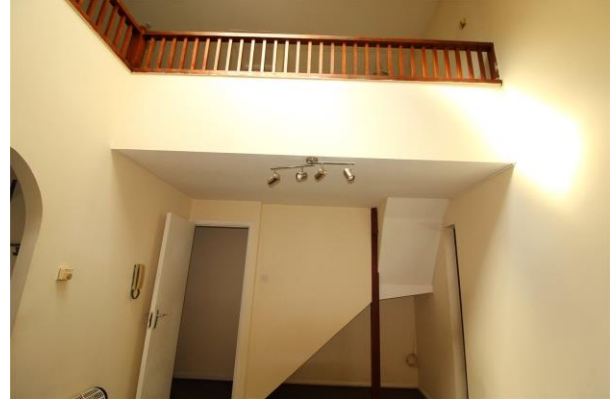
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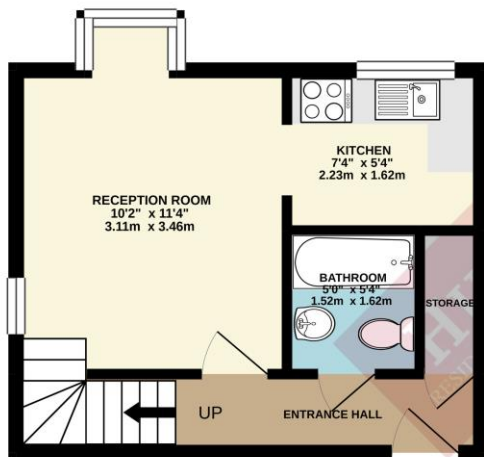




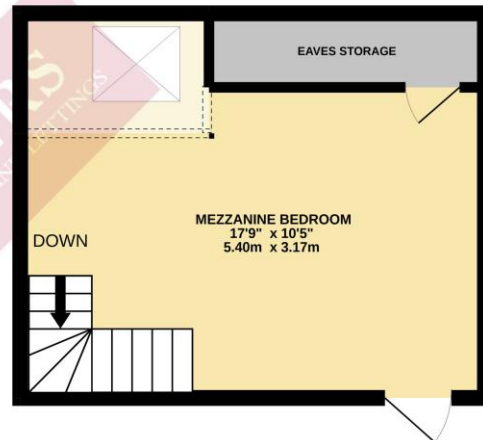
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOP FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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: BRN200315**