

HUNTERS

RESIDENTIAL SALES AND LETTINGS



Union Street, Barnet, EN5

Asking Price: 290,000

Leasehold

Union Street, Barnet, EN5

A well presented one bedroom first floor flat converted from a pretty period building located in a popular residential turning in High Barnet town centre.

The convenient location provides easy access to High Street shops, bars and restaurants together with the Spires shopping precinct and its thriving Saturday food market, also housing Waitrose, H&M and Anytime Fitness. High Barnet underground station is located approximately half of a mile providing links on the Northern line to London's West End & City.

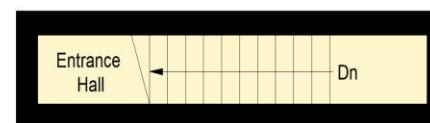
Accommodation is accessed at ground floor level and stairs within rising to first floor. A light and airy reception room with rear aspect sash window has an open plan fitted kitchen, with breakfast bar, a double bedroom to front comes with built in cupboards, a modernised three piece bathroom suite with window ventilation. Externally there is shared use of garden accessed via stairs descending from timber balcony.

- **FIRST FLOOR CONVERSION**
- **TOWN CENTRE LOCATION**
- **RECEPTION ROOM**
- **OPEN PLAN KITCHEN**
- **THREE PEICE BATHROOM**
- **SHARED GARDEN**
- **GAS CENTRAL HEATING**
- **CHAIN FREE**



34A Union Street

Approximate Gross Internal Area = 44.1 sq m / 475 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID832150)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

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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: BRN220054