



Prospect Road, Barnet, EN5

Offers in Excess of: £500,000
Leasehold

Prospect Road, Barnet, EN5

A chain free two double bedroom two bathroom duplex maisonette located in a sought after residential neighbourhood.

Accommodation comprises of spacious 22'10x12'10 rear aspect reception room with access to large, well maintained garden to enjoy the beautiful sunsets, kitchen with solid quartz work surfaces, central island, and featuring built-in home cinema 3.5 metre screen and multi-room audio. A large first floor landing gives access to rear bedroom with vaulted ceiling and large en-suite shower fully-tiled in natural stone, further double bedroom to front with vaulted ceiling, three piece spa bathroom and benefits from UPVC double glazing and gas central heating. Off-street parking available. Garage available under separate negotiation. Over 940 years left on long lease with minimal charges circa £100 PA

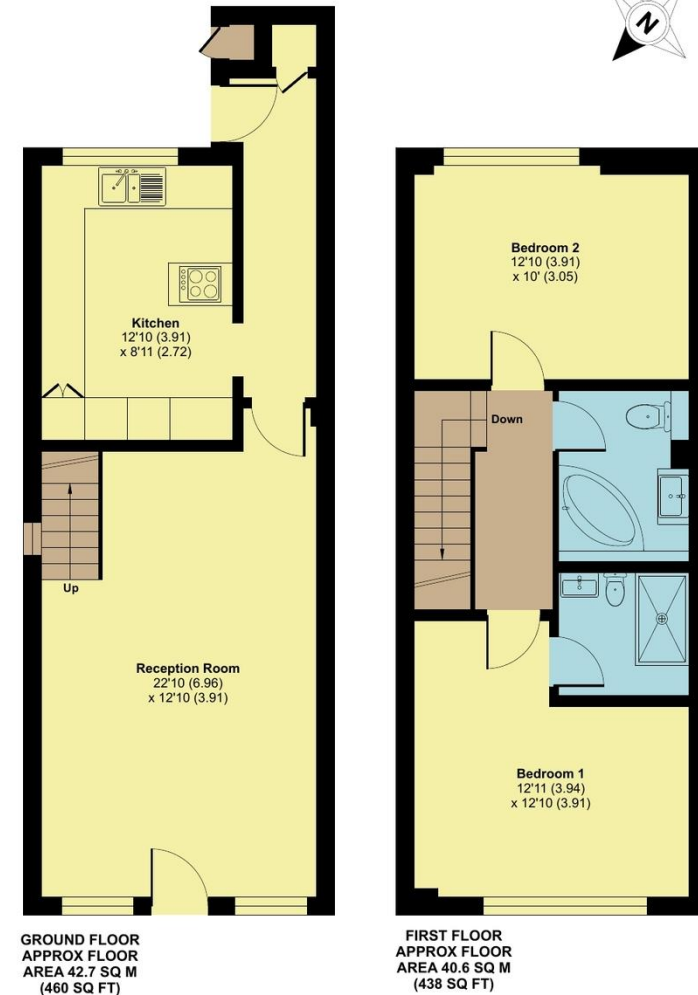
The property is perfectly placed for transport links with both High Barnet underground & New Barnet mainline station being close by providing direct links to London's West End & City. Barnet Town Centre located within a mile provides an array of High street shops bars and restaurants together with The Spires Shopping precinct housing Waitrose, H&M and 'Anytime Fitness' gym.

- **SPLIT LEVEL MAISONETTE**
- **TWO DOUBLE BEDROOMS**
- **THREE PIECE BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN**
- **GARDEN**
- **CHAIN FREE**
- **COUNCIL TAX BAND D**

Prospect Road, Barnet, EN5

Approximate Area = 898 sq ft / 83.4 sq m (excludes shed)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2023. Produced for Hunters Property Group. REF: 1024395












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN230308