



Pellow Close, Barnet, EN5

Asking Price: £350,000

Leasehold

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A well presented two bedroom first floor purpose built flat with own allocated parking space and balcony overlooking communal garden.

Accommodation comes with gas central heating, accessed into spacious entrance hallway and comprises a rear aspect reception room with doors to balcony, adjacent fitted kitchen, two bedrooms and three piece bathroom.

The development is located adjacent to open fields within a mile of High Street shops, bars and restaurants, the Spires shopping precinct housing Waitrose, H&M and Anytime fitness gym with transport links at High Barnet underground Station (Northern Line Zone 5)

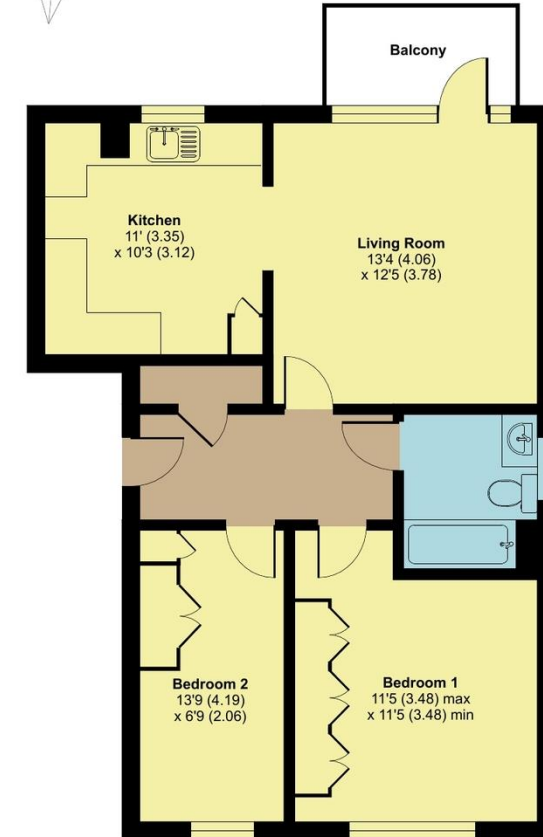
- **FIRST FLOOR FLAT WITH BALCONY**
- **TWO BEDROOMS**
- **RECEPTION ROOM**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **BALCONY & COMMUNAL GARDEN**
- **ALLOCATED PARKING SPACE**
- **GAS CENTRAL HEATING**
- **109 + YEAR LEASE TERM £54.99 PER MONTH S/CHARGE**
- **COUNCIL TAX BAND D**



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Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



**FIRST FLOOR
APPROX FLOOR
AREA 62.6 SQ M
(674 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2checon 2024. Produced for Hunters Property Group. REF: 1077573









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

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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: BRN230307