



Wood Street, Barnet, EN5

Asking Price: £650,000
Share of Freehold

Wood Street, Barnet, EN5

A three bedroom ground floor flat converted from this handsome double fronted period building offering 1458sft (135.4m²) of light and spacious living space situated in the Wood street conservation area and featuring a private 62ft South facing garden and two parking spaces to front drive.

The property sits back, partially screened from the road having a large front drive providing off street parking with two allocated spaces situated opposite Ravenscroft Park within a short walk of the Town Centre.

Accommodation with High ceiling and large windows oozing with natural light comprises a bay fronted reception room with marble surround feature ornate cornice ceilings, fireplace and double doors intercommunicating to a generous size kitchen breakfast room with direct access to the garden, A rear aspect bedroom also gives garden access and comes with en-suite and there are two further bedrooms with three piece bathroom, further guest wc off inner hall and stairs to large basement/laundry room.

Situated in this enviable location within walking distance to the 'The Spires' with Waitrose and its large selection of shops, restaurants and coffee shops and within only a half mile of High Barnet underground on the Northern Line. Local state primary and secondary schools nearby include, Foulds, Queen Elizabeth Girls and Queen Elizabeth Boys Grammar.

- **GROUND FLOOR CONVERTED FLAT**
- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **BAY FRONTED RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **GUEST WC**
- **62ft SOUTH FACING GARDEN**
- **TWO PARKING SPACES**
- **SHARE OF FREEHOLD WITH +996 YEAR LEASE TERM**
- **COUNCIL TAX BAND D**



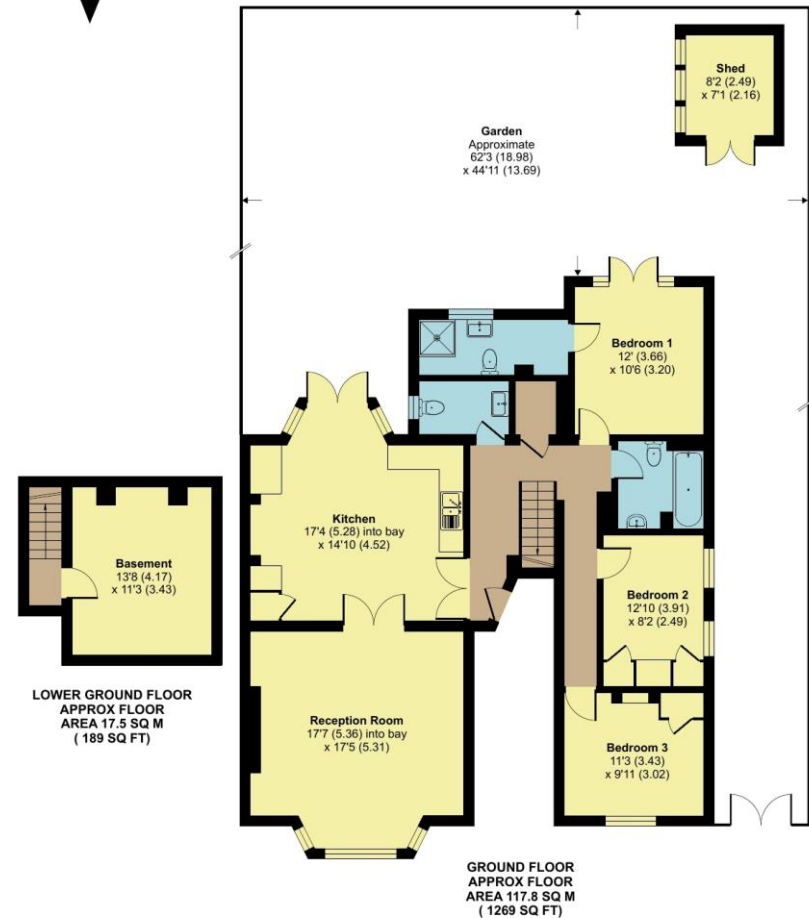
Wood Street, Barnet, EN5

Approximate Area = 1458 sq ft / 135.4 sq m

Outbuilding = 59 sq ft / 5.4 sq m

Total = 1517 sq ft / 140.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nōchecom 2024. Produced for Hunters Property Group. REF: 1089142











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(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: **BRN240030**