



Blenheim Road, Barnet, EN5

Asking Price: £475,000
Share of Freehold

Blenheim Road, Barnet, EN5

A spacious chain free two bedroom second floor flat with south west facing balcony, communal rear garden and garage in this prestigious development of only nine flats with a share in freehold located in a popular and convenient position moments from Barnet Town Centre.

The property is accessed with communal entrance shared with only two other apartments.

Accommodation comprises entrance hall with storage cupboards and loft access and features a spacious rear aspect reception room with access to balcony, separate kitchen breakfast room with granite topped work surfaces, two double bedrooms with fitted wardrobes and four piece bathroom.

The property is located in the Ravenscroft Park neighbourhood pleasantly situated opposite tennis courts and ideally situated close to Barnet Town centre providing an array of High Street shops, bars and restaurants together with its thriving Saturday food market and the Spires shopping precinct housing Waitrose, H&M and the 'Anytime Fitness' gym. High Barnet underground (Northern Line Zone 5) sits within a mile for trains to Londons' West End & City.

- **SECOND FLOOR PURPOSE BUILT FLAT**
- **CHAIN FREE**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **FOUR PIECE BATHROOM**
- **BALCONY & GARAGE**
- **GAS CENTRAL HEATING**
- **COMMUNAL GARDEN**
- **COUNCIL TAX BAND D**

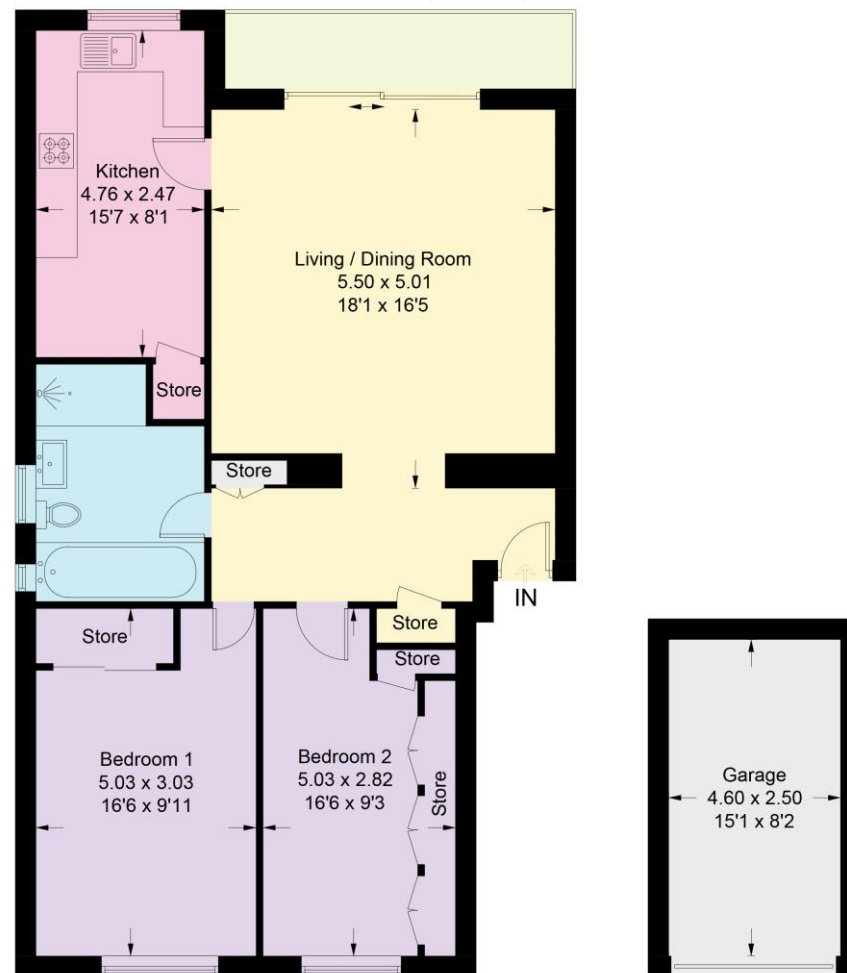


3 Campana Court

Approximate Gross Internal Area = 85 sq m / 919 sq ft

Garage = 12 sq m / 124 sq ft

Total = 97 sq m / 1043 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065321)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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: BRN240139