



**Cattley Close, Barnet, EN5**

**Asking Price: £750,000**  
*Share of Freehold*

# Cattley Close, Barnet, EN5

This three-bedroom, first-floor apartment is set within a prestigious development and offers 1,266 sq ft (117.6 m<sup>2</sup>) of living space. It includes lift access and two allocated parking spaces, all located within the Wood Street Conservation Area, just moments from the Town Centre.

Accommodation is accessed into entrance hall and leads into a spacious, front-facing reception room with a Juliet balcony. The recently updated fitted kitchen Breakfast room also comes with a Juliet balcony. The apartment offers three bedrooms, two of which benefit from adjacent shower rooms and fitted wardrobes, while the third bedroom is versatile in use. A guest cloakroom completes the layout.

Ideally positioned within walking distance of 'The Spires', which includes Waitrose and a wide range of shops, restaurants, and cafes, the property is just half a mile from High Barnet Underground Station on the Northern Line. Excellent local primary and secondary schools are nearby, including Foulds, Queen Elizabeth Girls, and Queen Elizabeth Boys Grammar.

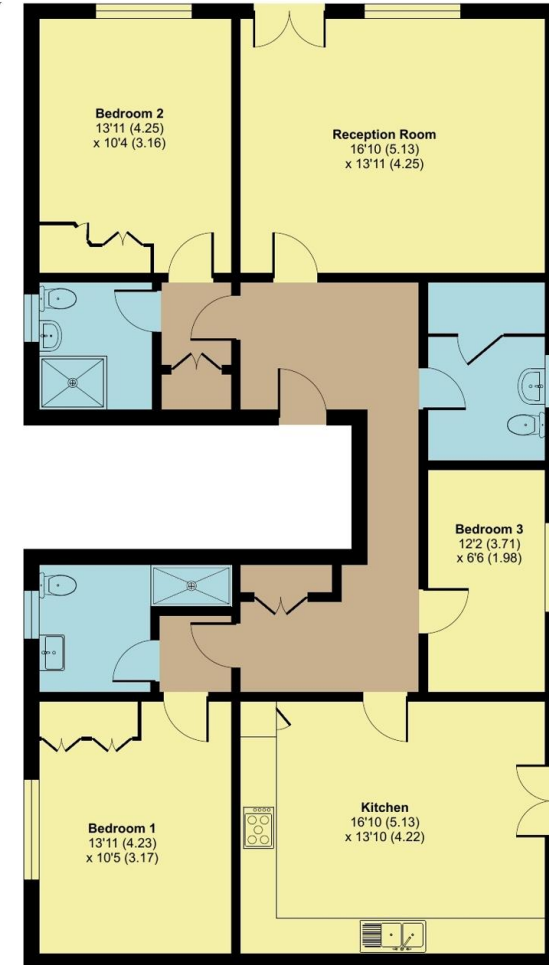
- **THREE BEDROOM FIRST FLOOR APARTMENT**
- **LIFT SERVICE**
- **TWO ALLOCATED PARKING SPACES**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **TWO SHOWER ROOMS**
- **JULIET BALCONIES**
- **GUEST WC**



## Cattley Close, Barnet, EN5

Approximate Area = 1266 sq ft / 117.6 sq m

For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 117.6 SQ M  
(1266 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1235322


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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: BRN240470**