



**Clarence Close, Barnet, EN4**

**Asking Price: £335,000**  
*Leasehold*

# Clarence Close, Barnet, EN4

This chain-free, two-bedroom purpose-built flat is situated in a sought-after gated development with parking and comes with en-suite shower & extended lease term of 162+ years from 1999.

Accommodation comprises a spacious rear aspect reception room with far reaching views from a Juliet balcony, separate kitchen, bedroom with en-suite shower, further bedroom and three piece bathroom.

The property is located in a well-maintained development, just moments from New Barnet mainline station, offering a direct 20-minute journey to London's Kings Cross Station. Nearby shopping and leisure options include Sainsbury's and Aldi supermarkets, an Everyman cinema, and the recently opened New Barnet leisure centre and library.

Service Charge (Monthly) £173.93

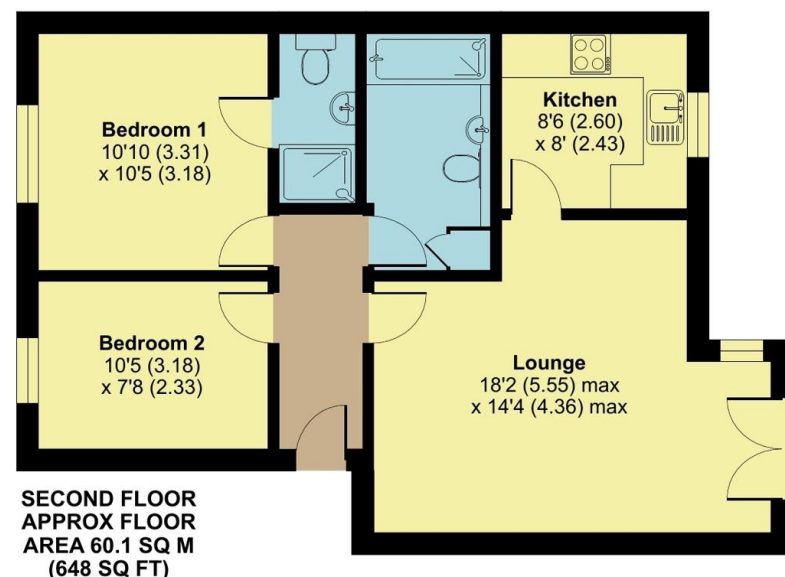
- **SECOND FLOOR FLAT**
- **TWO BEDROOMS**
- **EN-SUITE SHOWER**
- **THREE PIECE BATHROOM**
- **SPACIOUS RECEPTION RPPM**
- **JULIET BALCONY**
- **KITCHEN**
- **GATED DEVELOPEMENT**
- **PARKING**
- **LONG LEASE**



## Clarence Close, Barnet, EN4

Approximate Area = 648 sq ft / 60.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1272025





















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## 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](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://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: BRN250093**