



Cherry Hill, New Barnet, Barnet, EN5

Offers in excess of: £265,000

Leasehold

Cherry Hill, New Barnet, Barnet, EN5

Charming One-Bedroom 1930s Conversion – First Floor – No Onward Chain

This beautifully presented first-floor flat, set within a 1930s home, is offered for sale with the benefit of a long 999-year lease and no onward chain. The bright and spacious front-facing reception room is flooded with natural light, providing a warm and welcoming atmosphere. It offers plenty of space for both relaxing and entertaining. The separate kitchen is perfect for meal preparation, featuring modern fixtures and appliances. At the rear of the property, you'll find a generously sized bedroom with peaceful views. The modern three-piece bathroom completes the accommodation, offering comfort and style.

Additional features, double-glazed windows throughout, Gas central heating, Loft access for additional storage.

This flat offers a fantastic opportunity for those looking for a convenient and comfortable home with potential for both investment and personal use.

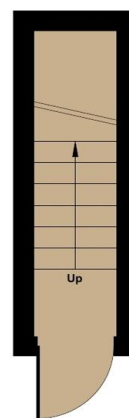
The property sits between Barnet and Whetstone, offering a variety of high street shops, restaurants, and local schools, such as St. Catherine's RC School and Barnet's new Ark Pioneer Academy. It's also within a mile of Oakleigh Park Mainline Station, providing direct trains to Moorgate.

- **FIRST FLOOR CONVERSION**
- **SEPERATE KITCHEN**
- **THREE PIECE BATHROOM**
- **REAR ASPECT BEDROOM**
- **FRONT FACING RECEPTION**
- **DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **LONG LEASE**
- **CHAIN FREE**

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Approximate Area = 407 sq ft / 37.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 2.6 SQ M
(28 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 35.2 SQ M
(379 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1284152







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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: BRN250136