



**Clarence Close, Barnet, EN4**

**Asking Price: £325,000**  
*Leasehold*



# Clarence Close, Barnet, EN4

This chain-free, two-bedroom ground floor purpose-built flat offers direct access from the reception room to a communal garden and comes with parking.

One of the larger properties within the development, the accommodation is entered via a spacious hallway leading to double doors that open into a bright reception room and adjacent kitchen. One of the bedrooms features an extensive range of fitted wardrobes and a stylish en-suite shower room, while the second bedroom is served by a modern three-piece bathroom.

The development comes with secure gated parking and is ideally located just moments from New Barnet mainline station, providing a direct 20-minute journey to London King's Cross. Local amenities include Sainsbury's and Aldi supermarkets, an Everyman cinema, and the recently opened New Barnet Leisure Centre and Library.

- **GROUND FLOOR FLAT**
- **GATED DEVELOPMENT**
- **SPACIOUS RECEPTION ROOM**
- **DIRECT ACCESS TO GARDENS**
- **TWO BEDROOMS**
- **KITCHEN**
- **MODERN BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **PARKING**
- **CHAIN FREE**



## 20 Clarence Close

Approximate Gross Internal Area = 63.36 sq m / 682 sq ft

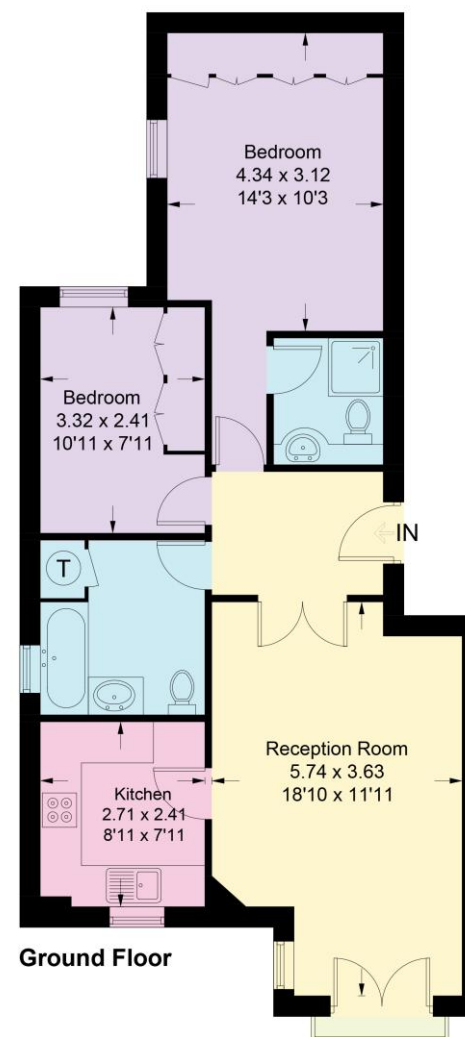
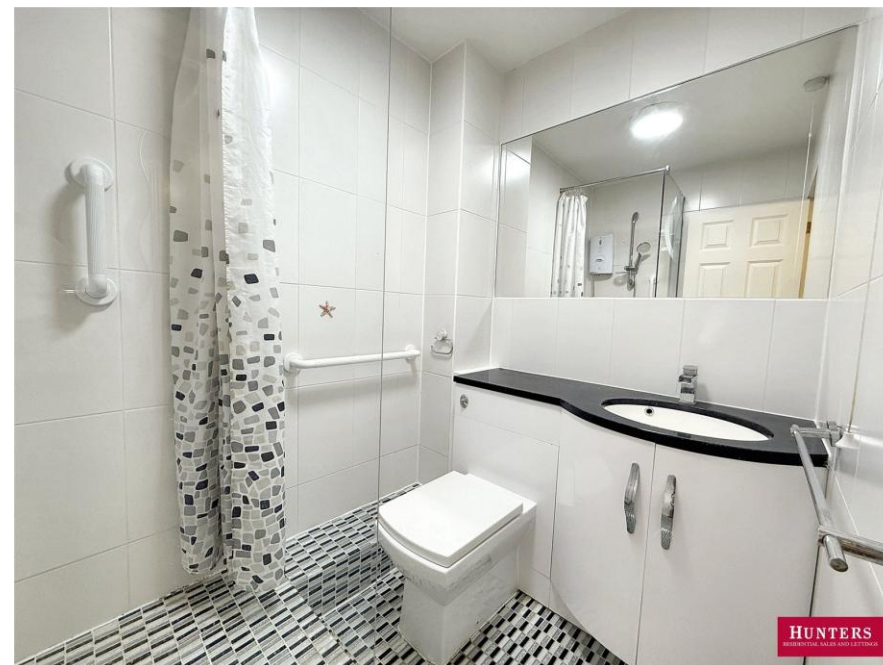


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230635)















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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**Reference: BRN250132**