



**Sambroke Square, Barnet, EN4**

**Asking Price: £415,000**  
*Leasehold*

This well-presented two double bedroom first-floor flat, one of only three within the block, is situated in a modern 2016 development ideally located for New Barnet Station, as well as local shopping and leisure amenities.

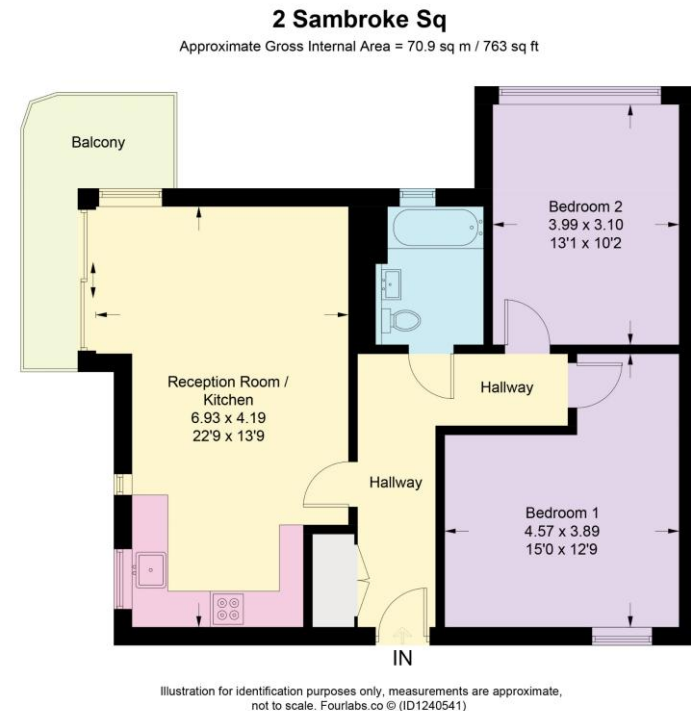
The accommodation comprises a bright and spacious reception room with a private balcony, a fully fitted kitchen, two generously sized double bedrooms, and a contemporary three-piece bathroom.

Excellent transport links include High Barnet (Northern Line) and Cockfosters (Piccadilly Line) Underground stations, along with National Rail services from New Barnet station offering fast connections to Central London, the West End, and the City.

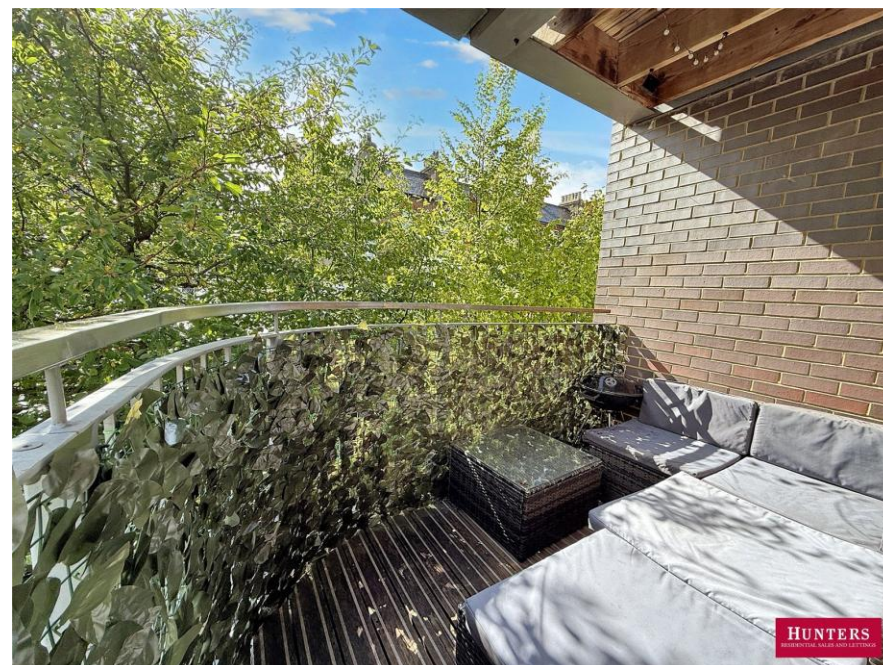
Well-regarded local schools nearby include Livingstone Primary & Nursery, Trent C of E Primary School, JCoSS, and East Barnet Secondary School.

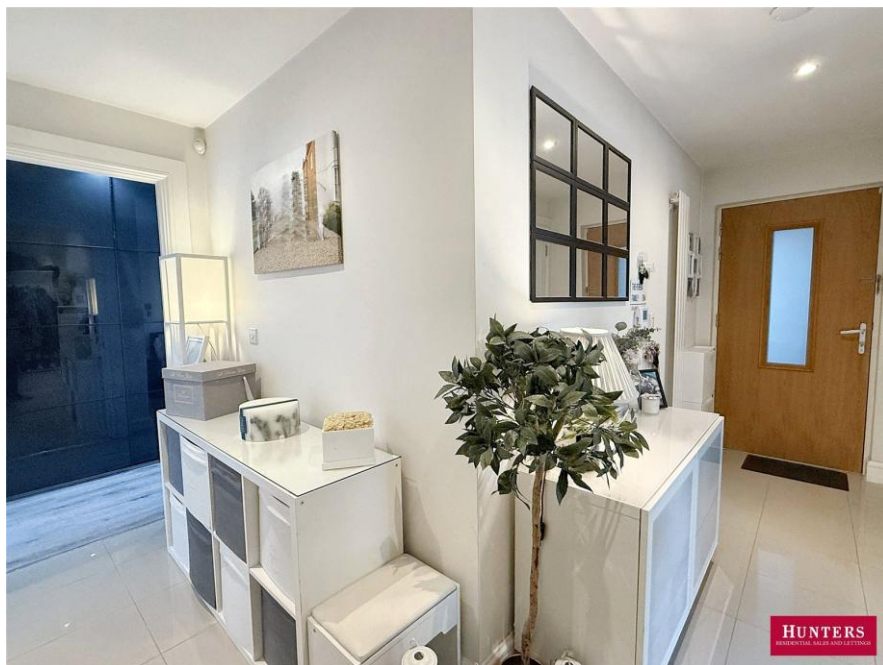
Convenient shopping and leisure options are close at hand, with Aldi and Sainsbury's supermarkets nearby. The area also benefits from the recently opened leisure centre in Victoria Park, featuring a swimming pool and library, as well as further facilities in the heart of New Barnet.

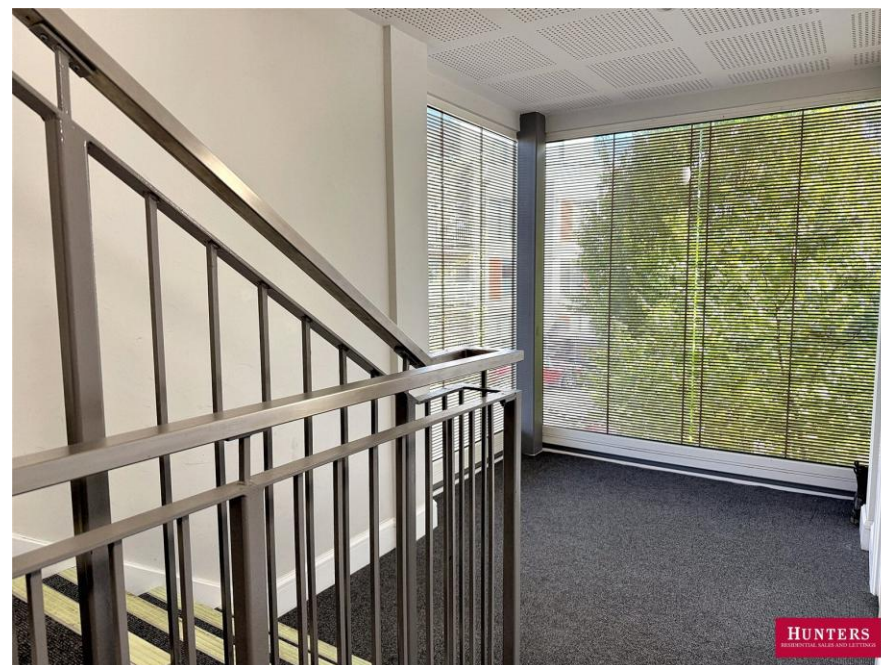
- **2016 BUILT FIRST FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **WRAP AROUND BALCONY**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **ALLOCATED & VISITOR PARKING**
- **109 + YEAR LEASE TERM**













Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Reference: BRN250324**