



Clarence Close, Barnet, EN4

Asking Price: £270,000
Leasehold

Clarence Close, Barnet, EN4

This chain-free, purpose-built flat is set within a popular gated development, just moments from New Barnet mainline station, offering direct services to Moorgate and King's Cross in around 20 minutes.

The property benefits from a well-maintained setting, with a range of nearby shopping and leisure facilities, including Sainsbury's and Aldi supermarkets, an Everyman cinema, and New Barnet's recently opened leisure centre and library.

The accommodation includes a spacious front-facing reception room, a separate fitted kitchen, a double bedroom, and a three-piece bathroom. Additional benefits include residents' parking.

- **FIRST FLOOR PURPOSE BUILT FLAT**
- **SPACIOUS RECEPTION ROOM**
- **SEPARATE KITCHEN**
- **DOUBLE BEDROOM**
- **THREE PIECE BATHROOM**
- **GATED DEVELOPMENT WITH PARKING**
- **COUNCIL TAX BAND C**
- **+162 LEASE TERM**
- **SERVICE CHARGE £185 PER MONTH**

54 Clarence Close

Approximate Gross Internal Area = 51.9 sq m / 559 sq ft

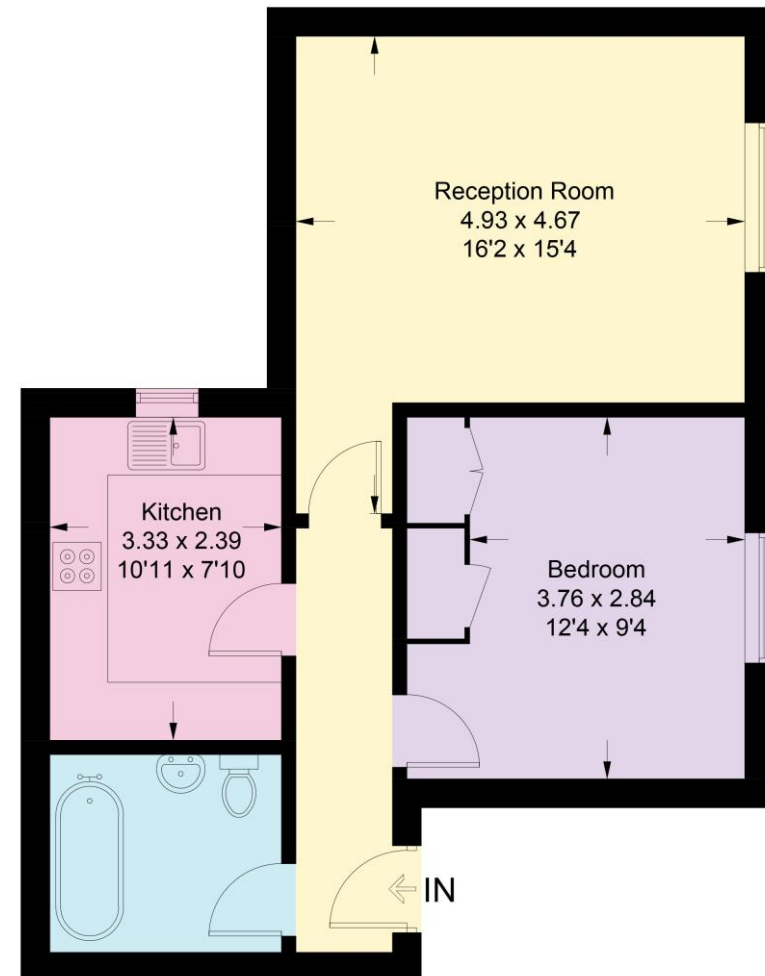


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1250926)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
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: BRN250320