

# Sean Heaney

HOMES & PROPERTY



## HOLKHAM HOUSE, Stapylton Road

High Barnet, EN5 4JH

Guide Price £435,000





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\* TWO BEDROOM GARDEN  
APARTMENT - CENTRAL LOCATION \*

A purpose built ART DECO (1930s) ground floor apartment, well presented and spacious with direct access to its OWN GARDEN. Conveniently situated in the TOWN CENTRE within walking distance of Barnet High Street with it's many shopping, leisure and TRANSPORT FACILITIES including the Northern Line UNDERGROUND.

The residence offers bright, well designed accommodation with PERIOD FEATURES and consists of TWO BEDROOMS, attractive kitchen with pantry, LARGE RECEPTION, family bathroom and ample STORAGE.

Other benefits include tiled fireplaces, opaque & new double glazing, gas central heating and a GARDEN SHED. The property also offers excellent placement for GOOD & OUTSTANDING SCHOOLS including Foulds and Christchurch Primary.

Set back from the road behind a front garden, this property offers the IDEAL HOME & LOCATION. Viewing is highly recommended.

EPC : D

BARNET COUNCIL TAX BAND : C

TENURE : SHARE OF FREEHOLD - \*no service charges\*







**Entrance Hallway**

**Reception**

13'7 x 11'10 (4.14m x 3.61m)

**Kitchen**

13'1 x 6'2 (3.99m x 1.88m)

**Bedroom One**

13'1 x 10'8 (3.99m x 3.25m)

**Bedroom Two**

9'11 x 7'11 (3.02m x 2.41m)

**Bathroom**

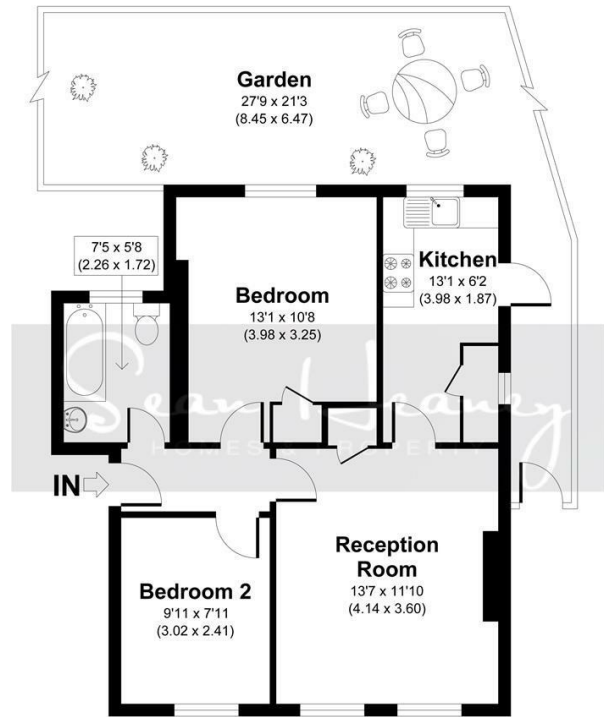
7'5 x 5'8 (2.26m x 1.73m)

**Rear Garden**

27'9 x 21'3 (8.46m x 6.48m)



## Floor Plan



Holkham House, EN5

APPROXIMATE GROSS INTERNAL AREA 547 SQ FT / 50.80 SQ M.  
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## Viewing

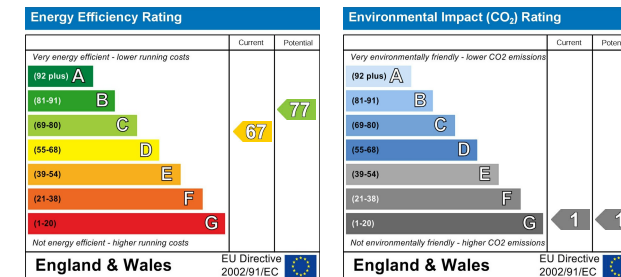
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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