



**Salisbury Road**  
High Barnet, Barnet, EN5 4JW  
£585,000





## Salisbury Road

High Barnet, Barnet, EN5 4JW

\* CHAIN FREE \* SHARE OF FREEHOLD \*

A stunning garden apartment set within a unique period conversion, offering private parking (2 vehicles) and direct access to a beautifully concealed garden.

The property boasts an opulent entrance hall, impressive high ceilings, and an abundance of original period features throughout. Thoughtfully renovated to an exceptional standard, the apartment offers two generous double bedrooms, contemporary bathroom and spacious, well-presented living accommodation.

Ideally located in the heart of High Barnet, within walking distance of the High Street's shops, including Waitrose, cafés, restaurants, and nearby High Barnet Underground Station (Northern Line) along with excellent transport links.

With the added benefit of good school catchments, including Foulds, Christ Church, QE Girls and the highly sought-after QE Boys, all within close proximity.

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : SHARE OF FREEHOLD  
NO GROUND RENT







## GROUND FLOOR

### Entrance Porch

### Entrance Hall

6'11 x 12'8 (2.11m x 3.86m)

### Storage Cupboard

### Living Area

12'10 x 11'11 (3.91m x 3.63m)

### Kitchen

9'5 x 4'3 (2.87m x 1.30m)

### Utility Room

### Bedroom One

11'11 x 13'3 (3.63m x 4.04m)

### Family Bathroom

4'9 x 8'11 (1.45m x 2.72m)

### Bedroom Two

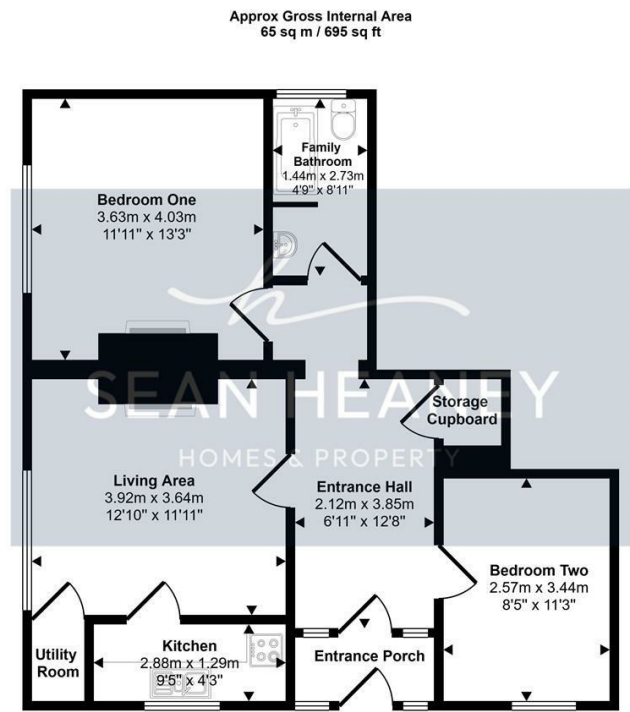
8'5 x 11'3 (2.57m x 3.43m)

### GARDEN (approx.)

49'2" x 34'3" (15.0 x 10.45)



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

