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## Our Offices

## Contact us



FLAT 2 COTSWOLD LODGE, STAPYLTON ROAD, HIGH BARNET EN5 4JD

Offers In Excess Of £250,000 | Share of Freehold



## Property Overview

**\*SHARE OF FREEHOLD\***

Situated in the heart of High Barnet and just a stones throw from Spires Shopping Centre including Waitrose, the High Street with all of its shops, wide range of restaurants and amenities is this Victorian conversion one bedroom ground floor duplex apartment overlooking a small private garden. The property features an open plan living room and contemporary kitchen with double width butler sink, combi boiler, integrated oven, high ceilings, big bay window, a first floor level double bedroom and a three piece bathroom.



## Property Features

- LIVING RM / KITCHEN : 13'12 X 12'2
- BEDROOM: 12'4 X 6'10
- BATHROOM - 6'9" X 5'11"
- EXCELLENT LOCATION
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CHAIN FREE
- SHARE OF FREEHOLD

## Agents Notes

Tax Band 'C' £1,264.91 p.a. Energy Rating 'E'.

Further benefits include a shed situated in the private garden and the property is in catchment to two outstanding primary schools in Christchurch and Foulds and is just a few minutes walk from Queen Elizabeth Boyes School and Barnet General Hospital. The property is ideally situated being just a stones throw away from Spires Shopping Centre and High Street with all of its local shops such as Waitrose and a wide range of restaurants and cafes. High Barnet Train Station is close by with the Northern Line.