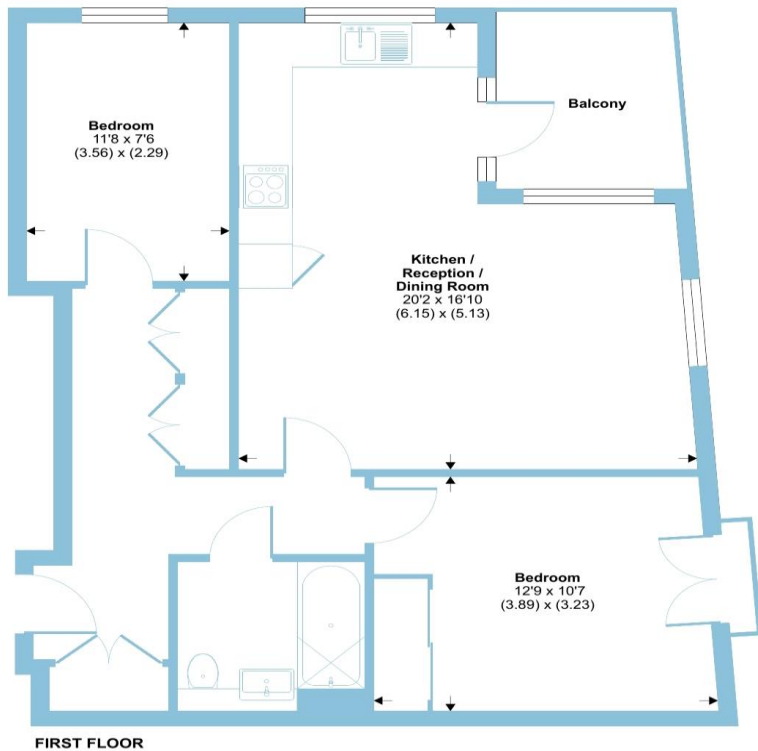




Delphi House Hera Avenue, Barnet EN5 2FQ

Hera Avenue, Barnet, EN5

Approximate Area = 680 sq ft / 63.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Barnard Marcus. REF: 1103935



welcome to Delphi House Hera Avenue, Barnet

- Two Double Bedrooms
- Modern Family Bathroom
- Private Balcony
- Roof Terrace
- Allocated Secure Parking

Tenure: Leasehold

EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Jan 2017.

£450,000



Located within 0.4 miles from High Barnet Tube station is this very well-presented two bedroom second floor flat with lift access and also a roof terrace solely for the use of residents. The accommodation of this property offers a lounge diner, modern kitchen, luxury bathroom and storage.

The home comprises of an open living modern kitchen area giving you direct access to a spacious private balcony overlooking well-tended communal gardens as well as a modern living area with plenty of storage. You will also find two double bedrooms and a lovely fitted family bathroom. The property also benefits from one allocated parking space. This development is approached and entered via a security entry-phone system and offers a true sense of exclusive living in Barnet.

High Barnet is a market town that dates back to the 12th century. Its name is often abbreviated to just Barnet, which is also the name of the borough of which it forms a part. Located in zone 5 on the borders between Whetstone and the Green belt, High Barnet tube station or New Barnet train station offers an easy commute in and out of Central London. Barnet is considered the perfect location for those who want to be moments away from the countryside, while also being part of London's vibrant city lifestyle.

view this property online barnardmarcus.co.uk/Property/WTS106846



Property Ref:

WTS106846 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk