

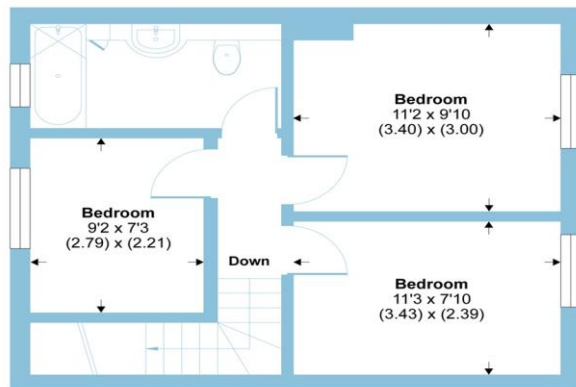


High Street, Potters Bar EN6 5BB

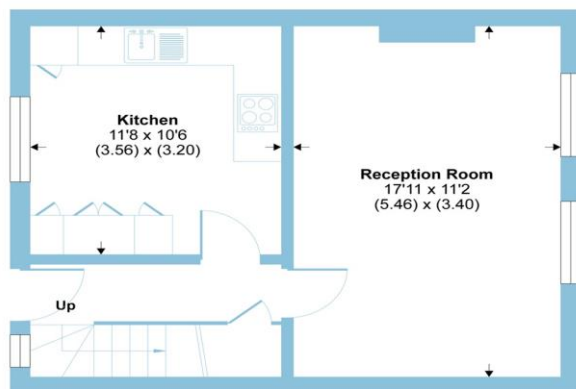


High Street, Potters Bar, EN6

Approximate Area = 794 sq ft / 74 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricom 2021. Produced for Barnard Marcus. REF: 710471



welcome to High Street, Potters Bar

- Three Bedrooms
- Duplex Apartment
- Spacious Living Dining Area

Tenure: Leasehold

EPC Rating: D

- Located In the Heart of Potters Bar
- 0.8 Miles to Potters Bar Train Station

offers in excess of **£300,000**



A wonderful opportunity to live in this 3 bedroom duplex apartment located in the heart of Potters Bar. The property is offered in good decorative order and is ready to move into.

To the first floor is a spacious living dining area and modern fitted kitchen. On the second floor there are three bedrooms and a family bathroom. This residence could be an ideal first home or a great investment opportunity with Potters Bar Train Station 0.8 miles away making it appealing to buyers needing to commute to Central London. Externally there is a private secure entrance for residents and also benefits neighbouring the ever-popular Oakmere Park.

Potters Bar dates to the early 13th century but remained a small, mainly agricultural, settlement until the arrival of the Great Northern Railway in 1850. It is now part of the London commuter belt. Wrotham Park estate, home of the Byng family, sits within Potters Bar and Barnet on 2,500 acres of land. The Byng family still own a lot of land in the Potters Bar area and The Admiral Byng Pub in Darkes Lane is named after Admiral John Byng, who was executed for failing orders in the Minorca campaign. Potters Bar railway station is the highest on the line between London's King's Cross railway station and York. The Great Northern route serves various North London suburbs to the south before terminating at either King's Cross or Moorgate station. Northbound, the railway runs to Peterborough, Cambridge, Hatfield and Welwyn Garden City. There are also school bus services running from various places to Dame Alice Owen's School and to Chancellor's School.

view this property online [barnardmarcus.co.uk/Property/WTS107235](https://www.barnardmarcus.co.uk/Property/WTS107235)

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Dec 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107235 - 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.



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