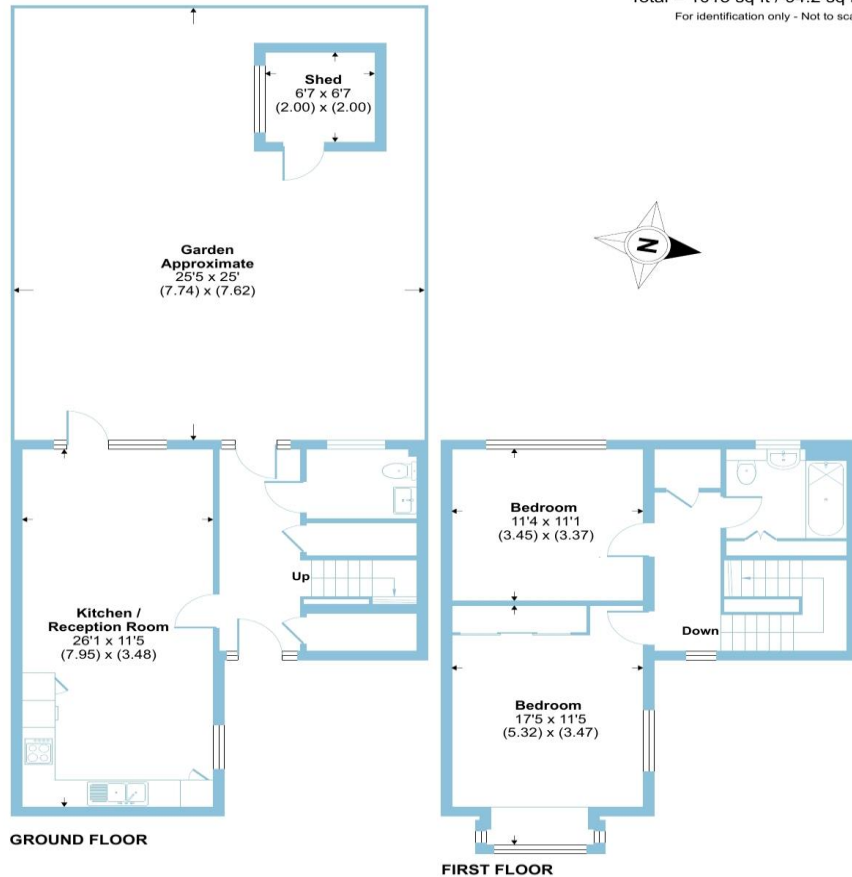




Sphinx Way, Barnet EN5 2FG

Sphinx Way, Barnet, EN5

Approximate Area = 972 sq ft / 90.3 sq m
Shed = 43 sq ft / 4 sq m
Total = 1015 sq ft / 94.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2025. Produced for Barnard Marcus. REF: 1252905

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welcome to Sphinx Way, Barnet

- Two Bedroom House
- Off Street Parking
- Peaceful Location

Tenure: Leasehold

EPC Rating: B

- High Barnet Tube 0.5 Miles Away
- West Facing Garden

Council Tax Band: D

Service Charge: 200.00

Ground Rent: Ask Agent

offers in excess of **£585,000**



This lovely two-bedroom property can best be described as a true family home. The property has been cared for over the years by the current owners and offers bright and spacious accommodation throughout.

Situated in the heart of High Barnet in this new development you will find this attractive and well-maintained 2 bedroom family home. Upon entering the welcoming entrance hall you will find the downstairs w/c, storage, open plan fitted kitchen living room which leads onto the West facing rear garden. To the first floor you will find two double bedrooms and modern bathroom. Externally the residence is approached via own driveway and benefits from external storage as well as solar panels. High Barnet Tube Station is located 0.5 miles from this property and could be ideal for someone wanting to travel into town for business or pleasure.

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/WTS107329

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Feb 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:

WTS107329 - 0005



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