



West Close, Barnet

Offers Over £450,000



the advantage of experience



- 2 bed purpose built garden flat
- Ground Floor
- OSP for several cars
- Great location
- Share of freehold

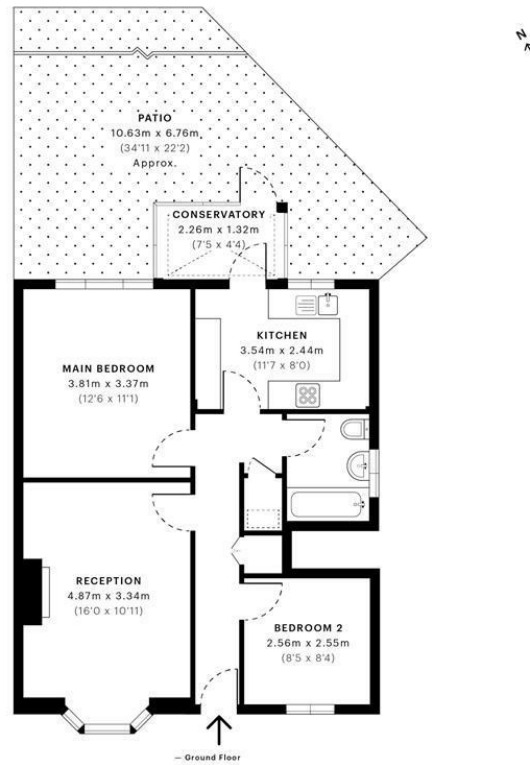


For more images of this property please visit havilands.co.uk



Havilands present this delightful 2 bed, double fronted purpose built garden maisonette in a fantastic location. The flat benefits from a spacious bay fronted lounge with feature fireplace; there are 2 bedrooms, family bathroom and bright kitchen which leads into a conservatory which overlooks the back garden which is laid with flag stones. To the front, there is ample off street parking for several vehicles plus the property is share of freehold. The property is a moments walk from all the nearby restaurants and cafes plus Cockfosters underground station and Trent Park. Please see Virtual Tour.

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GROSS INTERNAL AREA (GIA)
The footprint of the property
60.56 sqm / 651.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes window sills, restricted head height
57.01 sqm / 613.65 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Listed use area under 1.8m
0.42 sqm / 4.52 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 60.10 sqm / 646.91 sqft
IPMS 3C RESIDENTIAL 57.02 sqm / 613.76 sqft
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