



61 Clarence Close, Barnet – EN4 8AD

In Excess of £290,000

61 Clarence Close

Barnet

A modern one-bedroom first-floor flat in gated development near New Barnet Station. Residents' parking, stylish 2025 upgrades, long lease, excellent transport links. Ideal for professionals.

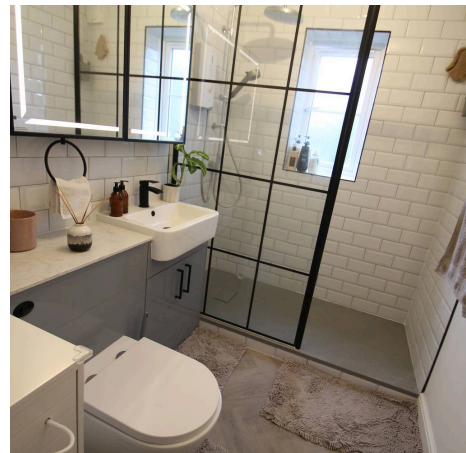
Council Tax band: C

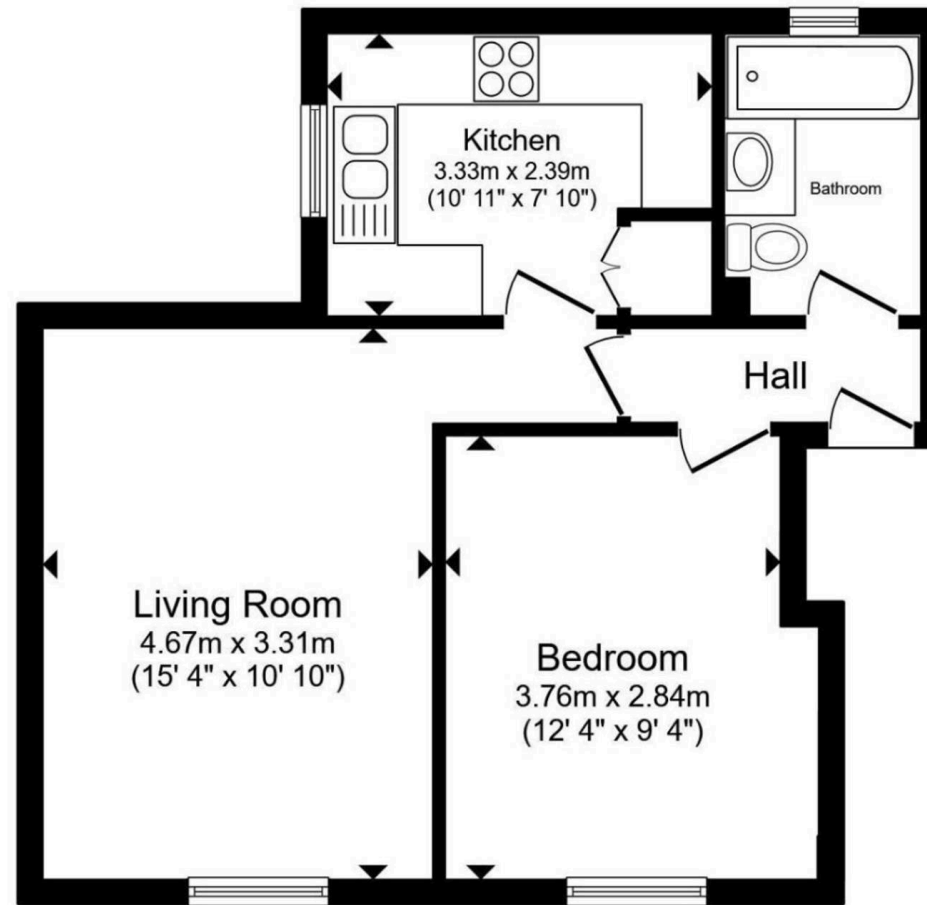
Tenure: Leasehold 123 years remaining

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First floor purpose-built one-bedroom flat
- Secure gated development with residents parking
- Spacious reception room
- Separate fitted kitchen
- Double bedroom with fitted wardrobes
- Stylish bathroom upgraded in 2025 with rainfall shower
- Long Lease with 123 years remaining
- Ground Rent £100 per month
- Service charge £185 per month
- Double glazed throughout





First Floor

Total floor area 43.4 m² (467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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