



Sapphire House 22 East Barnet Road, Barnet, EN4 8RQ £1,800 Per month



****Spacious 2-Bedroom First Floor Apartment in the Heart of New Barnet****

Situated in the heart of New Barnet, this well-presented first floor apartment offers bright, spacious accommodation, making it an excellent choice for first-time buyers, professionals, investors or those looking to downsize. Ideally positioned just moments from New Barnet Railway Station and an excellent range of local amenities, the property combines convenience with comfortable modern living.

Extending to approximately ****62 sq. m (667.36 sq. ft.)****, the apartment features a generous open-plan kitchen and living area, creating a welcoming space for everyday living and entertaining. There are two well-proportioned bedrooms, while the spacious family bathroom is conveniently located immediately to the left as you enter the property.

The flat benefits from double glazed windows throughout, providing excellent thermal efficiency and a comfortable living environment. With an ****EPC Rating of B (81)****, the property offers energy-efficient living and potentially lower running costs.

- Spacious first floor two-bedroom apartment
- Bright open-plan kitchen and living area
- Double glazed windows throughout
- Council Tax Band B (London Borough of Barnet)
- Approximately 62 sq. m (667.36 sq. ft.) of internal space
- Generous family bathroom positioned off the entrance hall
- EPC Rating B (81)
- Approximately 3 minutes' walk to New Barnet Railway Station

