



**Ravenscroft Park**  
Barnet, EN5 4NH  
Guide Price £535,000

*Sean Heaney*  
HOMES & PROPERTY



# Ravenscroft Park

Barnet, EN5 4NH

An IMPRESSIVE PERIOD CONVERSION situated on one of High Barnet's finest residential locations.

This desirable TOP FLOOR DUPLEX APARTMENT comprises large reception, kitchen/breakfast room, family bathroom, THREE BEDROOMS and EN-SUITE.

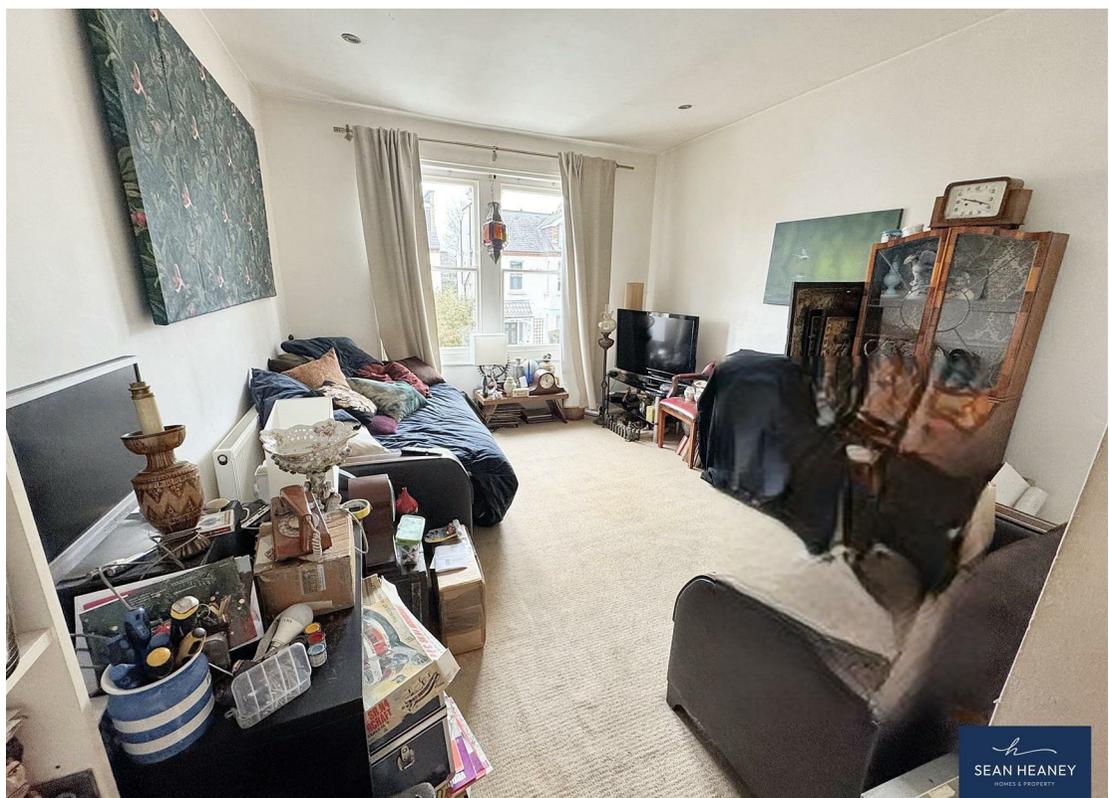
Retaining MANY PERIOD FEATURES the character property benefits further from its OWN SOUTH WESTERLY GARDEN and within easy reach of BARNET TOWN CENTRE, LOCAL SHOPPING & TRANSPORT FACILITIES (inc. NORTHERN LINE UNDERGROUND) as well as GOOD & OUTSTANDING SCHOOLS including FOULDS CATCHMENT.

The apartment offers an attractive residence in a tranquil location, with the advantage of OFF-STREET PARKING.

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : SHARE OF FREEHOLD





## SECOND FLOOR

Entrance Hallway

Kitchen

11'0 x 13'9 (3.35m x 4.19m)

Reception Lounge

11'1 x 12'8 (3.38m x 3.86m)

Mezzanine Landing

## THIRD FLOOR

Upper Landing

Bedroom Two

12'0 x 10'11 (3.66m x 3.33m)

Bedroom One

14'8 x 10'11 (4.47m x 3.33m)

En-Suite

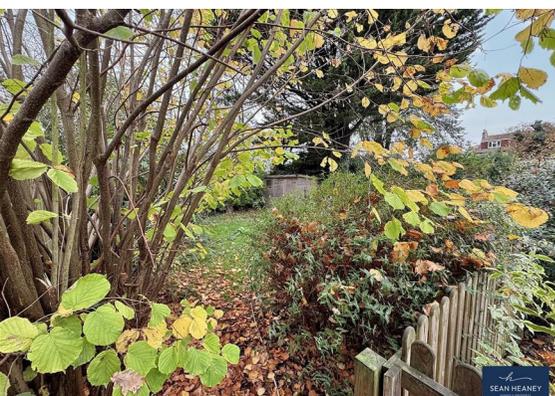
3'11 x 4'3 (1.19m x 1.30m)

Bedroom Three

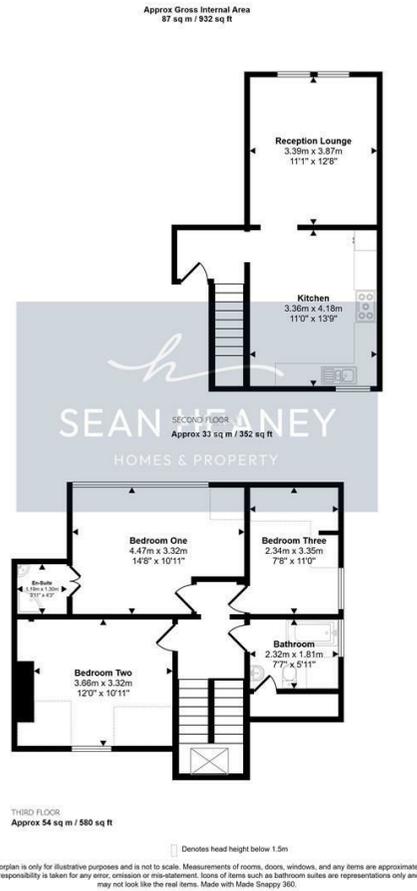
7'8 x 11'0 (2.34m x 3.35m)

Family Bathroom

7'7 x 5'11 (2.31m x 1.80m)



## Floor Plan



## Viewing

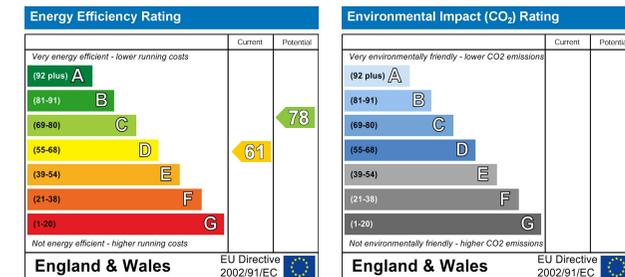
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



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