

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy  
faultless service  
straightforward  
honest a breath of  
professional fresh air  
accessible  
friendly dependable  
responsive  
transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Crescent Road, Barnet EN4**

**£850,000** FOR SALE

House - Semi-Detached

4 3 2



# Crescent Road, Barnet EN4

£850,000

## Description

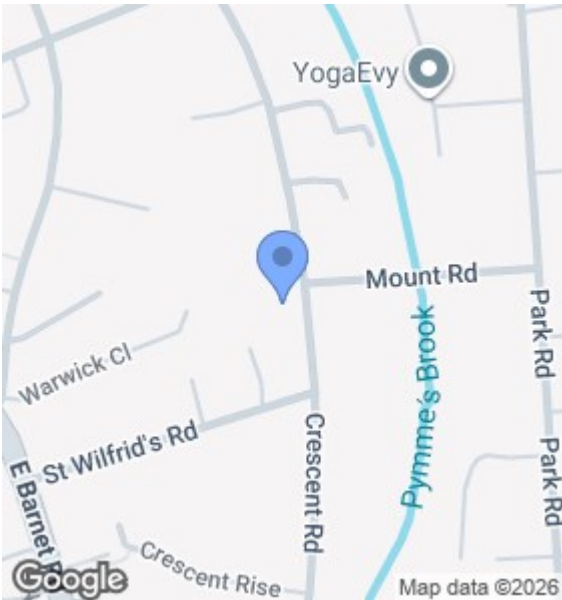
This elegant circa-1910 four-bedroom semi-detached home has been thoughtfully extended and arranged over three generous storeys, creating a superb balance of period character and modern family living. Set on one of Barnet's most sought-after residential roads, the property offers bright, versatile interiors, excellent proportions throughout, and a wonderful sense of privacy. With off-street parking, a secluded rear garden, and easy access to highly regarded schools, transport links and green open spaces, it represents an exceptional opportunity in a prime location.

Bright and spacious reception rooms with period charm

Modern kitchen/dining area with direct access to the garden with bi-folding doors

## Key Features

|                 |                 |
|-----------------|-----------------|
| Tenure          | Freehold        |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | to be confirmed |
| Local Authority | Barnet          |
| Council Tax     | E               |

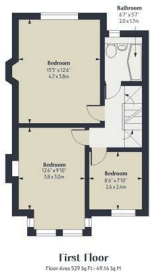


## Floorplan

### Crescent Road EN4

Approx. Gross Internal Area 1683 Sq Ft - 156.35 Sq M  
Approx. Gross Eaves Storage Area 96 Sq Ft - 8.92 Sq M  
Approx. Gross Shed Area 118 Sq Ft - 10.96 Sq M

Philip  
Alexander



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Created for PhilipAlexander  
by lpaplus.com  
Date: 09/03/2026

thinking local

## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 69                      | 75        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.