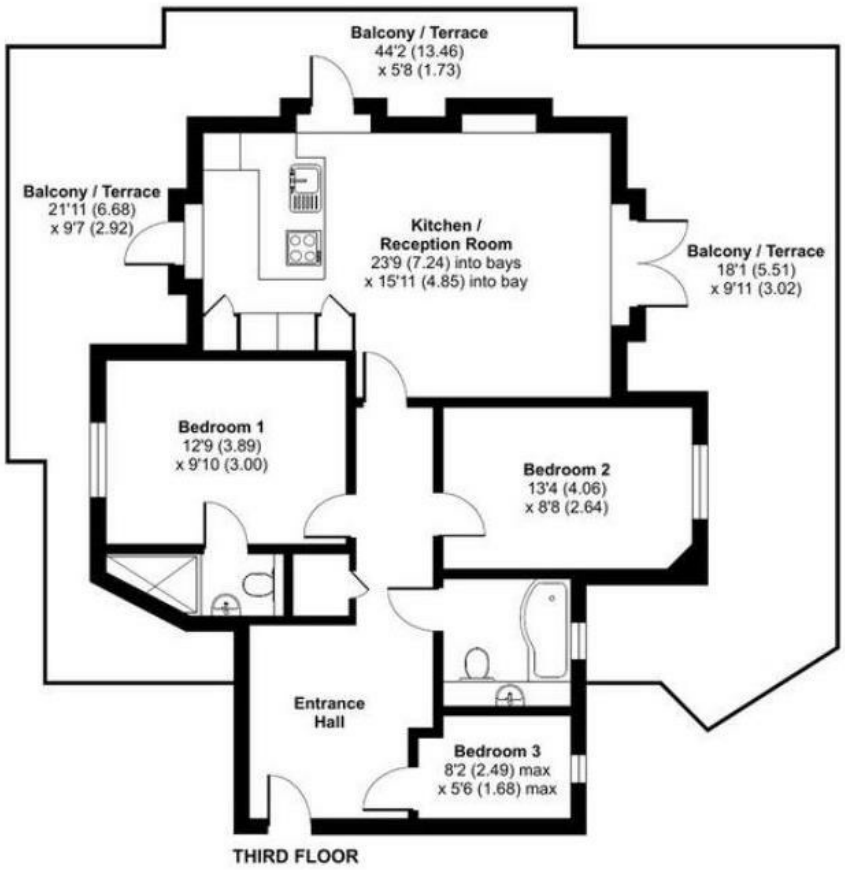
FLAT 14 1 SAMBROKE SQUARE, EAST BARNET, BARNET EN4 9PL

Asking Price £449,000 | Leasehold

ANDREW WARD EST. 1988 ESTATE AGENTS

Approximate Area = 866 sq ft / 80 sq m

For identification only - Not to scale



Contact us

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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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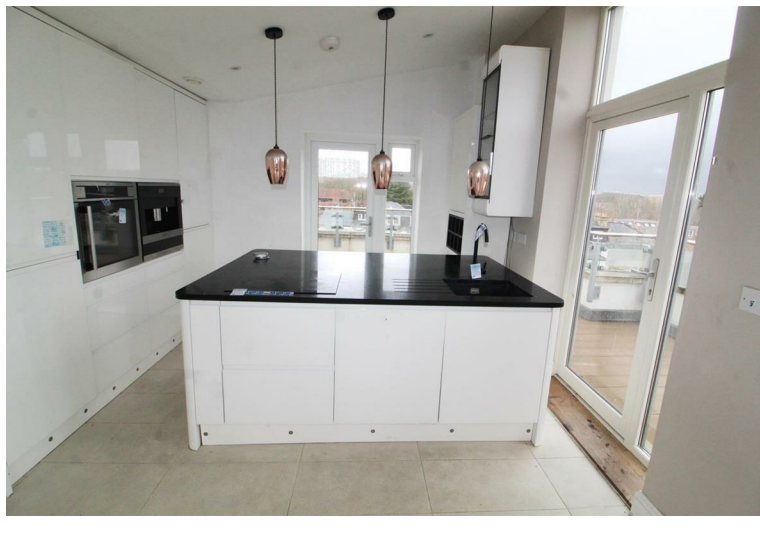
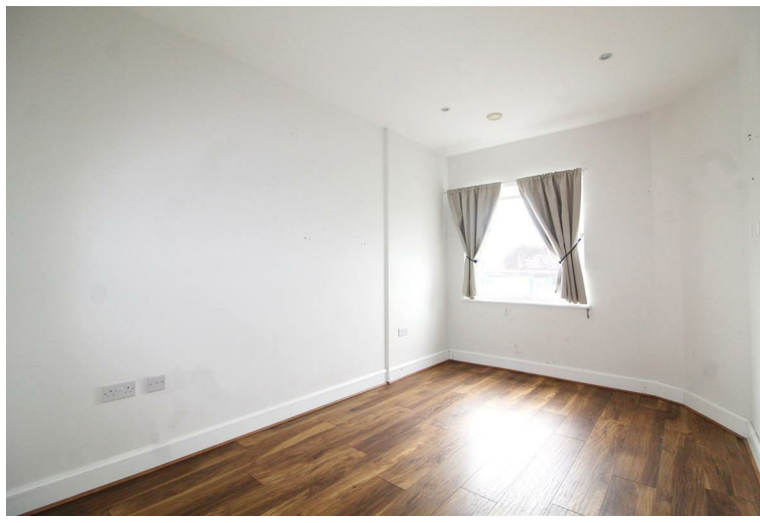
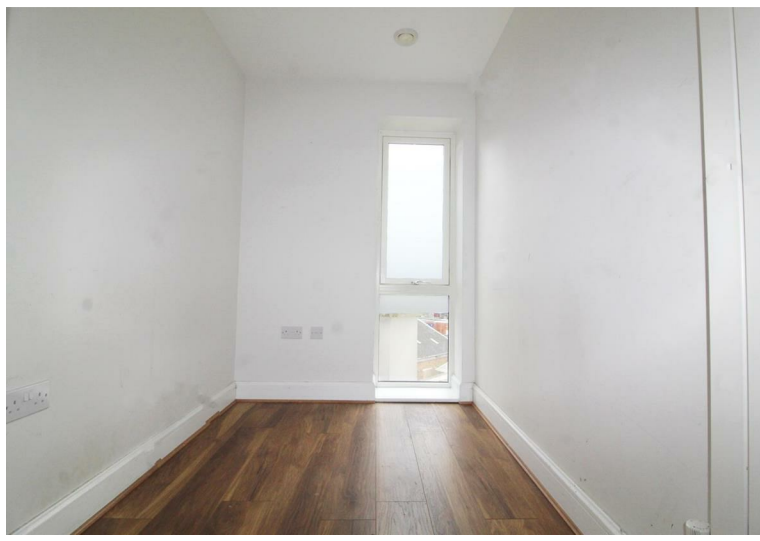


Property Overview

A rare opportunity to acquire this well presented two / three bedroom penthouse, accessed via a lift and situated in the heart of New Barnet. The property is in close proximity of New Barnet over ground station, Pure gym fitness centre, Sainsburys and Victoria Park.
The property comprises of a bright and spacious triple aspect open plan kitchen / living room which features granit worktops, fully integrated oven with microwave, complete with tiled flooring and has direct access to a wrap around terrace which enjoys superb panoramic views across Barnet.
A master bedroom with a stylish en-suite shower, a good sized second bedroom, a third bedroom perfect as a study and a contemporary fully tiled three piece family bathroom.





Property Features

- LIVING ROOM / KITCHEN - 21'9 X 14'3
- BATHROOM - 6'10 X 6'10
- WRAP AROUND TERRACE
- PARKING
- LIFT ACCESS
- BEDROOM 1 - 12'10 X 9'10
- BEDROOM 2 - 13'4 X 8'8
- BEDROOM 3 / STUDY- 8'2 X 5'6
- PENTHOUSE

Agents Notes

Further benefits include: parking, lift access, extra storage cupboards and audio entry.

We understand the remaining lease to be Circa. 114 years
Service charges: £4096
Ground rent: £150