



Union Street | | Barnet | EN5 4HZ

£1,850 Per Month



**STRETTONS**

## Key features

- Two Bedroom Conversion
- Private Front Door & Prime First Floor Location
- Spacious Open Plan Kitchen & Reception Room
- Ensuite To Master Bedroom
- Modern Family Bathroom
- Walking Distance To High Barnet Train Station
- Close Proximity To Local Amenities
- Council Tax Band C
- Available Now

## Description

Strettons are pleased to present this well presented two bedroom first floor conversion with its own private front door and share of freehold, ideally situated on the ever popular Union Street, EN5.

The property boasts a bright and airy open plan kitchen and reception room, offering an inviting living space with ample natural light and stylish modern fittings. The well appointed kitchen provides generous storage and workspace, perfectly suited for both everyday living and entertaining.

There are two good sized bedrooms, including a spacious master bedroom benefiting from a modern ensuite shower room. A separate contemporary bathroom serves the remainder of the property, finished to a high standard with sleek tiling and quality fixtures throughout.

Conveniently located within walking distance of High Barnet Train Station, the property offers excellent transport links into London. Barnet Hospital is also nearby, along with a wide selection of local cafés, shops and restaurants, providing everything needed for convenient day-to-day living.

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Tenancies Signed on or after 1st June 2019

Holding deposit - 1 week's rent

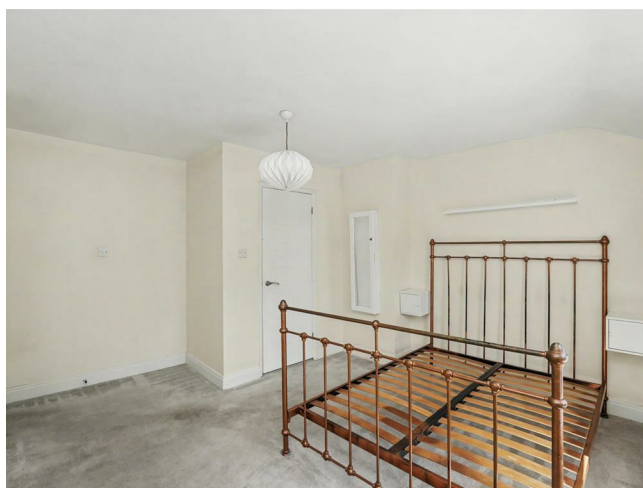
Security deposit - 5 week's rent (rent of £50,000 or over per annum - 6 week's rent)

Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

Lost keys - Cost of replacement key or other security device/lock replacement/locksmith.

£15/hour (inc. VAT) for extra costs incurred in time taken to replace keys.

## Directions





# Floor plans



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating C



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