





Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
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Sparkford Gardens, Friern Barnet, N11

OIEO £550,000

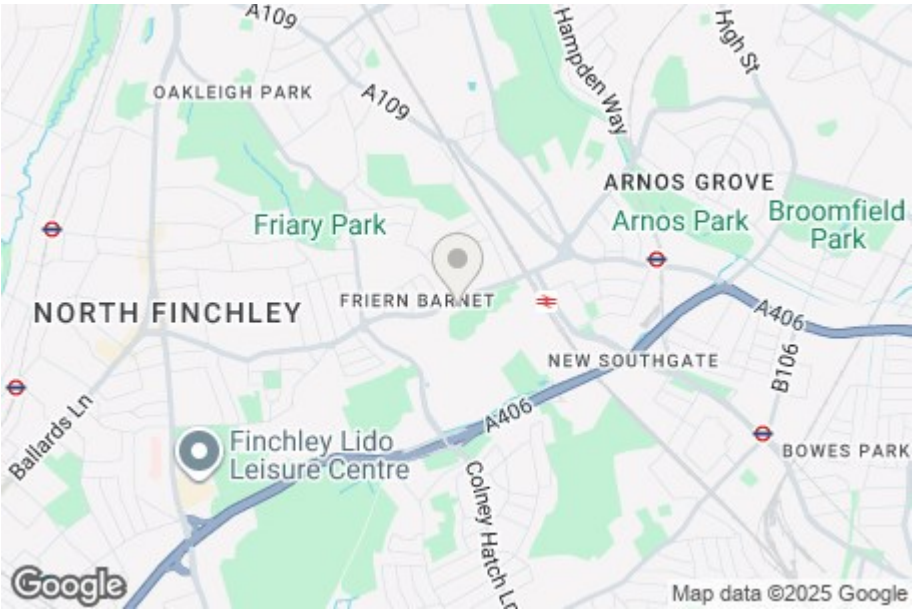
2 Bedrooms 2 Bathrooms 1 Reception

Key Features

- Two Double Bedrooms
- Two Bathrooms (One En-Suite)
- Fourth Floor Apartment
- Gated Development
- Off Street Parking
- Private Roof Terrace
- Views Towards Alexandra Palace

Other Information

Tenure: Leasehold
Length of Lease: 100 Years
Ground Rent: £195.00 P/A
Service Charge: £1.996.00 P/A
Council Tax Band: E



Nearest Stations

New Southgate Station	0.3 miles
Arnos Grove Station	0.8 miles
Bounds Green Station	1.2 miles

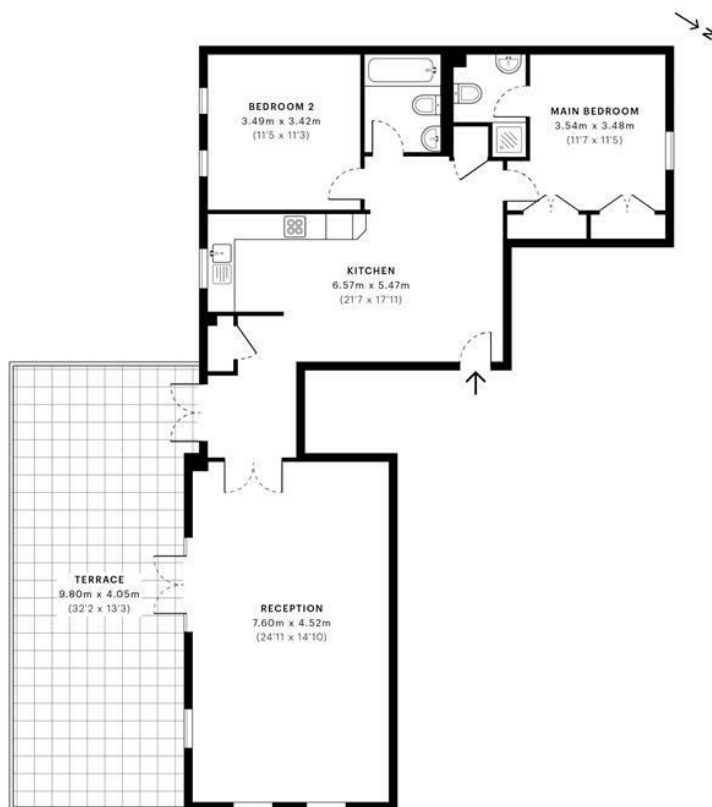
Property Description

Located within this sought-after gated modern development is this stunning two double bedroom, two bathroom Fourth Floor Penthouse Apartment. Measuring approximately 1,051 sq ft, the property offers well-proportioned, light-filled interiors and a superb layout. At the heart of the home is a bright and spacious reception room with direct access to a private roof terrace, boasting panoramic views towards Alexandra Palace, a truly stunning setting for both entertaining and relaxing. Further benefits include a contemporary fitted kitchen, two generous double bedrooms, two stylish bathrooms (including an en-suite to the principal), ample storage, and secure gated entry. Offered in immaculate condition throughout, this property effortlessly combines luxury living with everyday convenience. Local shops, amenities and green open spaces are all within close proximity, while excellent transport links via New Southgate Station (0.3 miles) and Arnos Grove Underground (0.7 miles) ensure easy access across London. To really appreciate the location, size and condition, an internal viewing is highly recommended via the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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— Fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
97.57 sqm / 1050.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head height
94.92 sqm / 1021.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
37.20 sqm / 400.42 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 135.49 sqm / 1458.40 sqft
IPMS 3C RESIDENTIAL 132.96 sqm / 1431.77 sqft

spec id: 017e320831e4b90dc2a72ef5

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.