

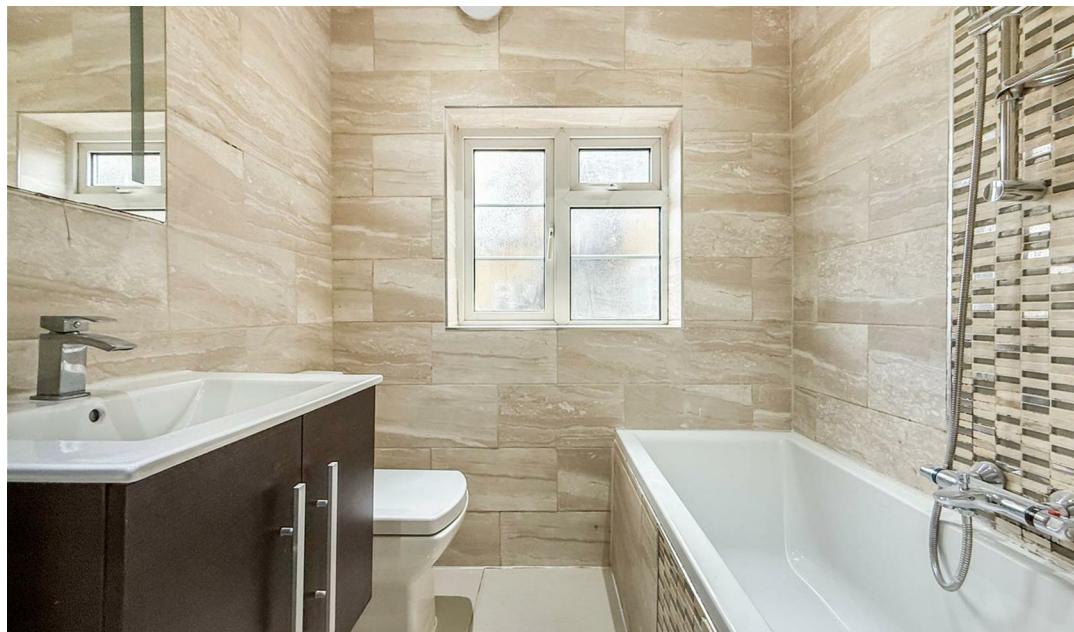


The Property  
Ombudsman

Wentworth Road, High Barnet, EN5

2 Bedrooms 1 Bathroom 1 Reception

OIEO £350,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

**Tel:** 020 8445 4008 **Email:** [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) **Web:** [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

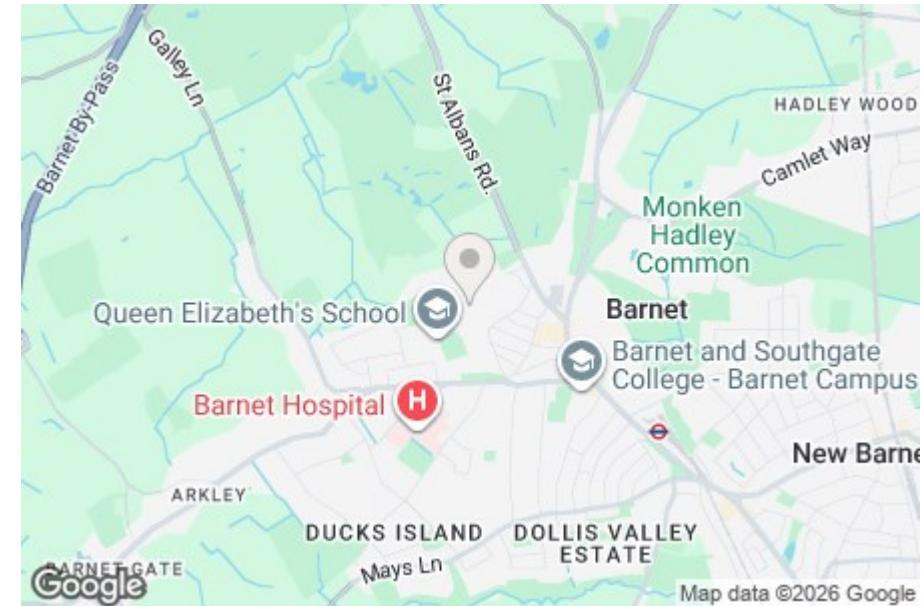
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two bedrooms
- Ground Floor Apartment
- Approx. 16ft Reception Room
- Modern Kitchen
- Chain Free
- Direct Access to Communal Gardens

### Other Information

Tenure: Leasehold  
Length of Lease: 115 Years  
Ground Rent: £100.00 P/A  
Service Charge: £100.00 P/A  
Council Tax Band: C

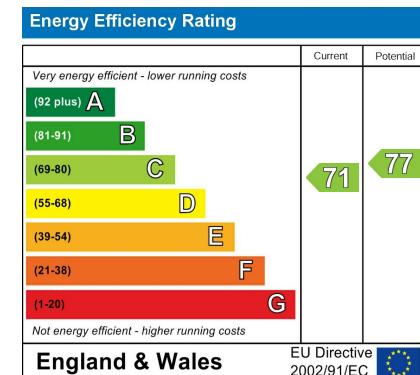


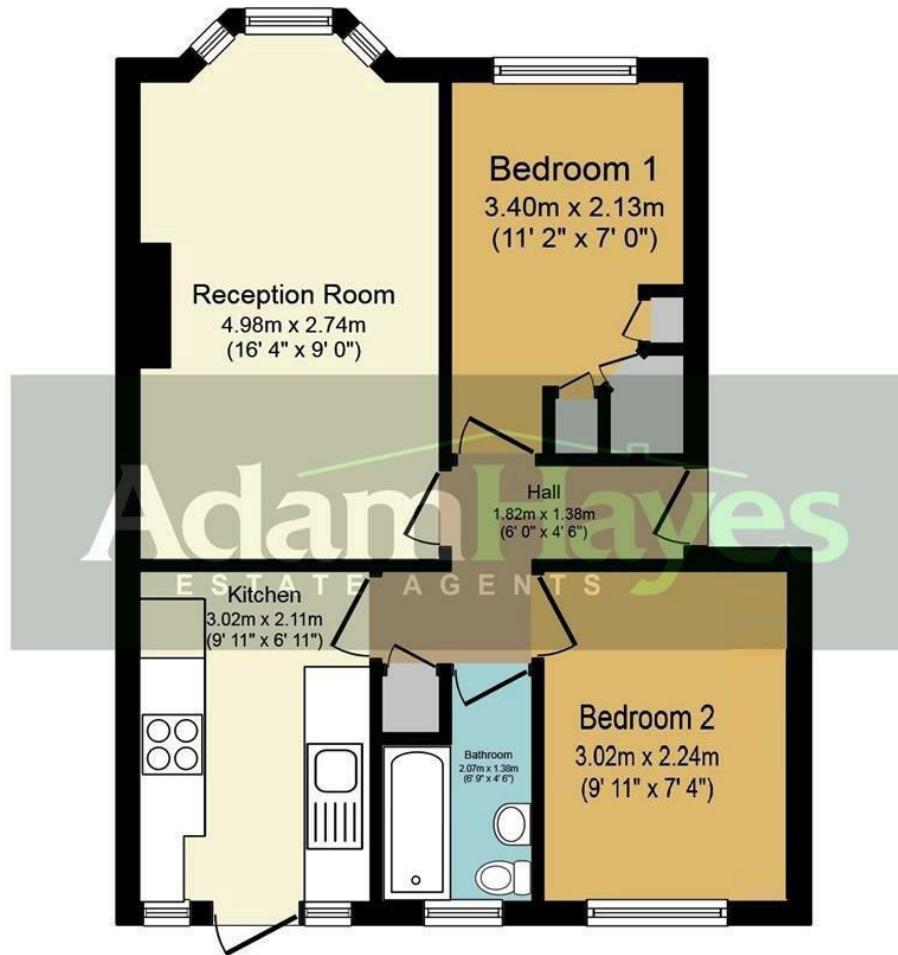
### Nearest Stations

High Barnet Station	0.7 miles
New Barnet Station	1.7 miles
Hadley Wood Station	1.8 miles

### Property Description

Situated within Easy reach of High Barnet High Street and walking distance to Byng Road playing fields is this recently decorated two bedroom ground floor apartment. The property boasts an approx. 16'4 reception room, a separate modern fitted kitchen with direct access to well-maintained communal gardens, double glazing throughout, wooden flooring, gas central heating and a contemporary bathroom. This property offers an excellent opportunity for First Time Buyers or Buy to Let Investors as its offered on a chain free basis and conveniently situated close to Queen Elizabeth's School, Barnet Hospital, Barnet College, and The Spires shopping centre. To really appreciate the location, size and condition, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.





## Floor Plan

**Total floor area 41.0 sq. m. (441 sq. ft.) approx**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.