

FOR SALE

ONE BEDROOM DUPLEX FLAT – *currently let on an AST



198a HIGH STREET, BARNET, HERTS, EN5 5SZ

A one-bedroom duplex flat situated above a retail parade along Barnet, High Street, with its own street entrance door – *currently let on AST.

High Barnet Northern Line underground station (Northern Line) is located over half a mile of the property.

Barnet has a good array of retail premises, restaurants & coffee shops - including; Iceland, Waitrose, Boots, Costa, McDonalds & KFC. The High Street is served by several bus routes.

All viewings strictly by appointment only

FEATURES & ACCOMMODATION

- ONE BEDROOM • RECEPTION • FULLY FITTED KITCHEN • BATHROOM • CENTRAL HEATING
- LONG LEASE • OWN STREET ENTRANCE DOOR

GUIDE PRICE: £280,000 - LEASEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



MAUNDER TAYLOR

1st Floor - Residential

The uppers comprise a modernised duplex one-bedroom flat, with street entrance door. Currently let on an Assured Shorthold Tenancy – £1,100 per calendar month.

Accommodation:

Own street entrance door, to ground floor hallway with stairs ascending to first floor opening to;

Reception Room – 22'6 max x 11'10 max (6.68m x 3.61m)

Kitchen – 9'5 x 8'11 (2.87m x 2.72m)

Stairs ascending to second floor, opening to;

Bedroom – 12' x 11'6 (3.66m x 3.51m)



Council Tax: The upper part (198a) has a Council Tax Band of C.

Lease: 125 years from January 2021 – **122 years remaining.**

EPC Rating: Current: C72 Potential: C72

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