



**SPENCER & SENER**

Integrity ♦ Honesty ♦ Trust



Offers In Excess Of £450,000

Flat 1 Court House

11a High Street

Barnet

EN5 5UJ

EPC Rating '78'

Council Tax Band

- Two Double Bedrooms
- Duplex Maisonette
- Open Plan Kitchen/Living Area
- Guest Cloakroom
- Contemporary Bathroom/WC
- Current EPC Rating C
- 5 Years BLP Warranty
- Long Lease 120 Years Remaining



Denotes restricted head height

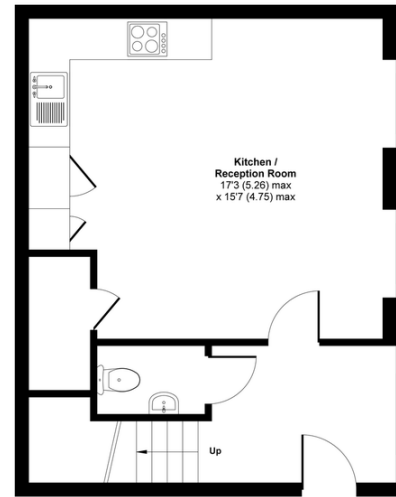
High Street, Barnet, EN5

Approximate Area = 744 sq ft / 69 sq m

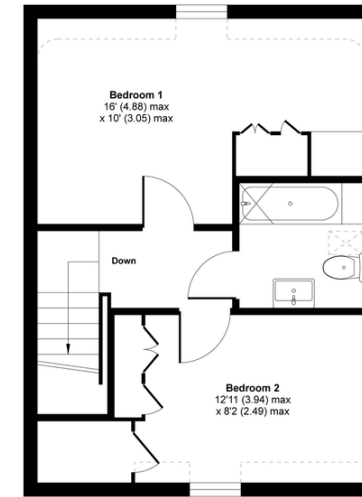
Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 766 sq ft / 71 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Spencer & Sener. REF: 702540

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements