



**SPENCER & SENER**  
Integrity ♦ Honesty ♦ Trust



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Offers In Excess Of £500,000

1 Botany Close  
Barnet  
EN4 9RX

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EPC Rating '49'

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Council Tax Band

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- Two Double Bedrooms
- Ground Floor Apartment
- Open Plan Reception Room/Kitchen
- 2 Bathrooms
- Allocated Parking For One Car
- Current EPC Rating E
- Sought After Location
- Storage Room



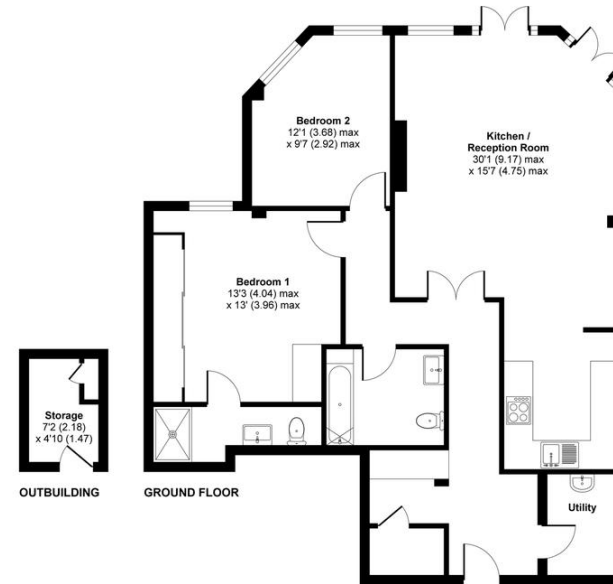
## Botany Close, Barnet, EN4

Approximate Area = 979 sq ft / 91 sq m

Outbuilding = 35 sq ft / 3 sq m

Total = 1014 sq ft / 94 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Spencer & Sener. REF: 767748

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