



MiHomes



FLAT 07
- RIDGEVIEW COURT -

A rare opportunity to acquire a large apartment in a well-kept development.

Two bedroom property. Asking price of £575,000

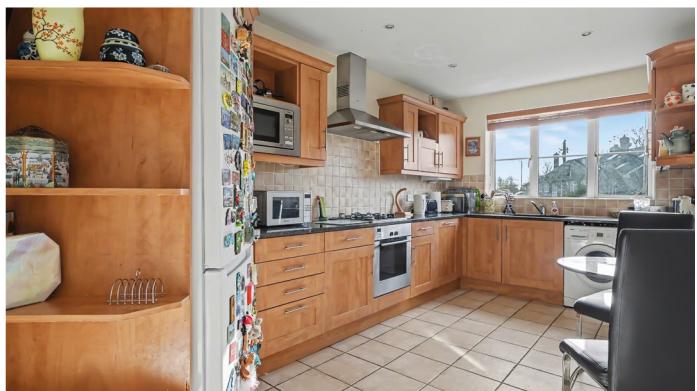
Located on the first floor of this well-kept residential development, this substantial apartment extends to approximately 1,000 sq ft, offering exceptionally well-balanced and spacious accommodation throughout.



The flat is entered via a welcoming hallway which provides access to all principal rooms, creating a practical and well-considered layout. To the front of the property is a large reception room, offering generous living and dining space and benefiting from direct access to a private balcony, ideal for outdoor seating. Adjacent to the reception room is a separate eat-in kitchen, which provides ample space for a dining table and everyday family use, along with good worktop and storage provision. The kitchen's position allows it to function as a true hub of the home while remaining distinct from the main living area.

The accommodation includes two well-proportioned bedrooms, both positioned away from the main living space, enhancing privacy and quiet. The principal bedroom is particularly spacious, while the second bedroom is also of excellent size and versatility. The flat benefits from both a bathroom and a separate shower room, an increasingly sought-after feature that adds convenience for families and guests alike.

The property is presented in excellent condition, albeit with a slightly dated interior, offering a superb opportunity for a purchaser to modernise and add value over time. With its generous proportions, private outdoor space and thoughtful layout, this is a rare opportunity to acquire a flat of this size in the area.





Location

Ridgeview Court is set within a highly regarded residential area, offering an excellent balance between suburban tranquillity and convenient city access. Oakwood Underground Station (Piccadilly Line) is within easy reach, providing swift and direct connections into the West End, the City and Heathrow, making this an ideal location for commuters.

The area is well served by a variety of local shops, cafés and everyday amenities, while also benefiting from a strong community feel and attractive surrounding streets. Families and professionals alike are drawn to the neighbourhood for its sense of space and accessibility. One of the standout features of the location is its close proximity to Trent Park, one of North London's most impressive and expansive green spaces. The park offers acres of open parkland, woodland trails and scenic walking routes, creating a peaceful retreat from city life and an excellent setting for outdoor recreation, exercise and relaxation.

Combining excellent transport links, local conveniences and immediate access to outstanding green space, Ridgeview Court represents a highly desirable setting for long-term residential living.



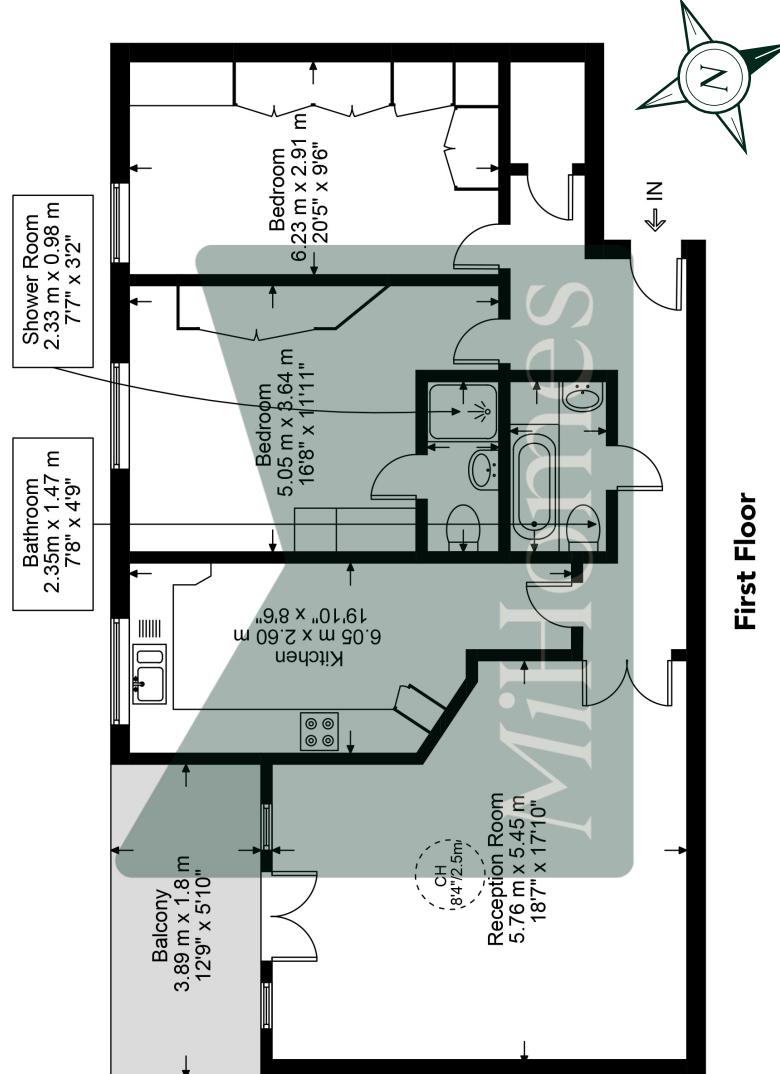
Floorplan:

*Flat 7 Ridgeview Court,
1A Westpole Avenue, Barnet,
EN4 0BS*

- Share of freehold:
975 year underlying lease
- Service charge:
£3000 per annum
- EPC rating: B
- Council Tax Band: Band F
- Approx. Gross internal floor area:
1000 sq.ft / 92.9 sq.m

Property overview:

- 2 Bed
- 2 Bath
- First floor
- Share of freehold
- Good size eat in kitchen
- Secure gated parking
- Private balcony
- Chain free
- 1000 sq ft
- Lift access



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1169376)

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