



## 3 Amber Close, County Gate, Barnet, Hertfordshire, EN5 1FD

- Two Bedrooms
- Two Bathrooms (one en-suite)
- Reception
- Kitchen
- Private Garden
- Parking Space
- FCGH
- Sold with Share in Management Company
- 999 Year Lease





## PROPERTY DESCRIPTION

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This two double bedroom, two bathroom (one en-suite) ground floor maisonette is one of two for sale in this purpose-built development. Situated on a quiet cul-de-sac, the property further benefits from its own parking space and private garden to rear. The development is located within walking distance of Whetstone's High Road and amenities and within a mile of Oakleigh Park Mainline Station, with fast connections to the City and the West End and frequent buses to Totteridge & Whetstone Station (1.0m) from the nearby High Road.



## ROOM DESCRIPTIONS

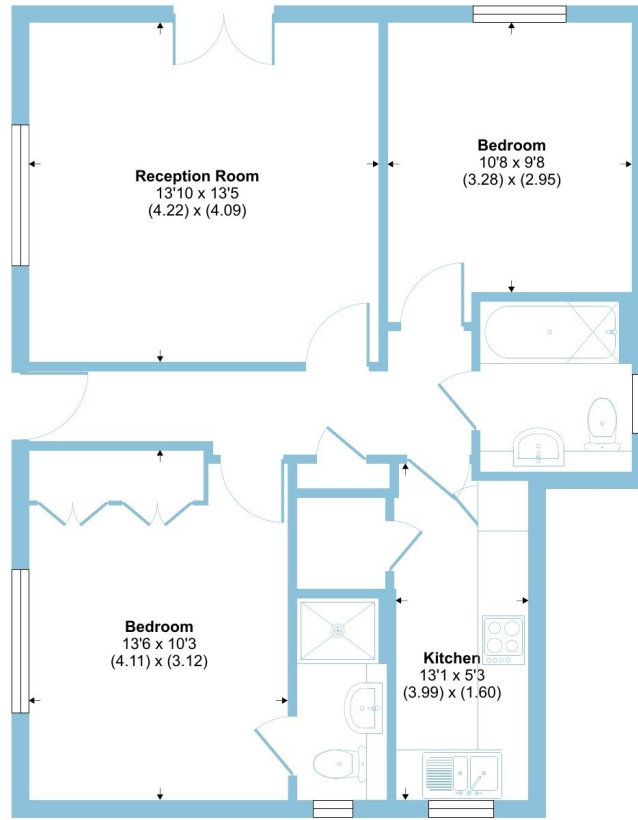


# FLOORPLAN & EPC



## New Barnet, Barnet, EN5

Approximate Area = 679 sq ft / 63.1 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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