

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

£450,000

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.

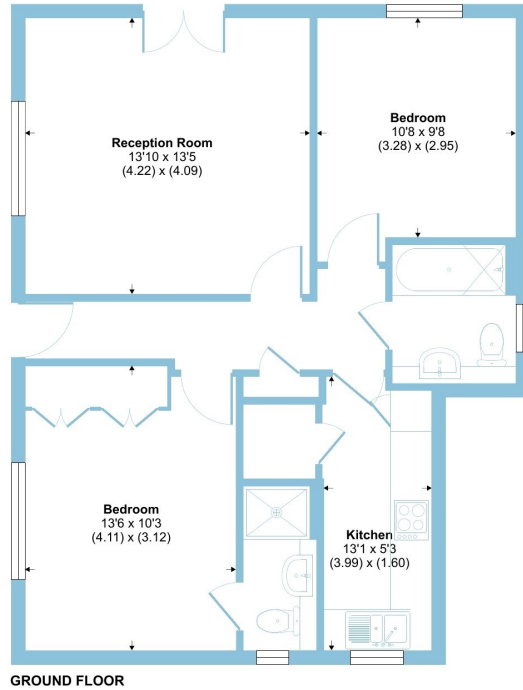


- Two Bedrooms
- Reception
- Private Garden
- FCGH
- 999 Year Lease
- Two Bathrooms (one en-suite)
- Kitchen
- Parking Space
- Sold with Share in Management Company

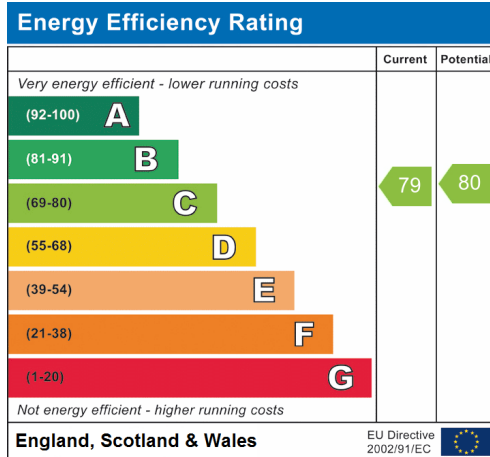


New Barnet, Barnet, EN5

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). © richcom 2022.



When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

- Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
- None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
- Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.
- Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.
- This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.