Sean Heaney
HOMES & PROPERTY



Clarence Close

New Barnet, Barnet, EN4 8AD

Guide Price £325,000

2 2 1 C

Clarence Close

New Barnet, Barnet, EN4 8AD

* CHAIN FREE *

Situated in a sought-after gated development, this TWO BEDROOM APARTMENT is IDEALLY LOCATED FOR THE COMMUTER with NEW BARNET MAINLINE providing direct access to Kings Cross/Moorgate and a short distance to HIGH BARNET UNDERGROUND (Northern Line). The position benefits further from cafes, restaurants, MANY LOCAL SHOPPING FACILITIES and excellent transport links.

The purpose-built apartment within the well-maintained development, comprises; entrance hall, large reception with DIRECT ACCESS TO COMMUNAL GROUNDS via Juliet balcony, modern kitchen, two DOUBLE BEDROOMS, one with EN-SUITE and a contemporary family bathroom.

The residence offers the advantage of secure parking and an extended lease upon completion.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Leasehold
SERVICE CHARGE : approx. £2,076 pa
GROUND RENT : approx. £110 pa
LEASE TERM : 125 years at point of sale









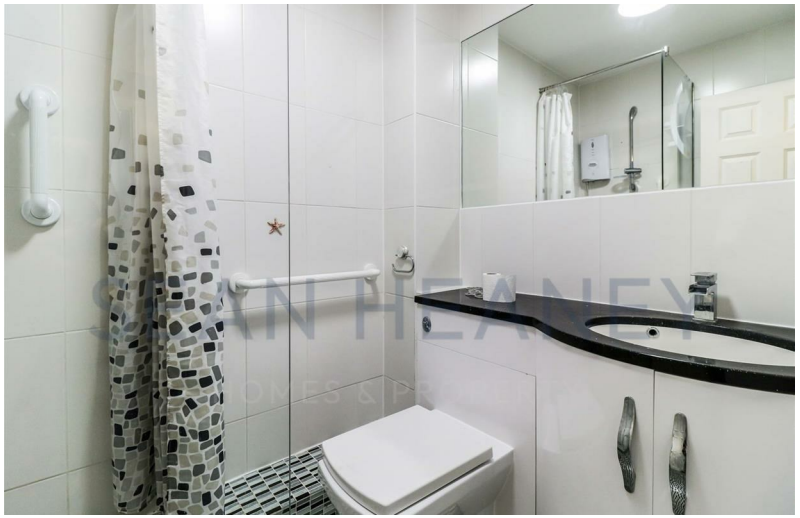












GROUND FLOOR

Entrance Hall

Reception Room
18'10 x 11'11 (5.74m x 3.63m)

Kitchen
8'11 x 7'11 (2.72m x 2.41m)

Bedroom One
14'3 x 10'3 (4.34m x 3.12m)

En Suite
6'0 x 5'0 (1.83m x 1.52m)

Bedroom Two
10'11 x 7'11 (3.33m x 2.41m)

Bathroom
8'3 x 7'11 (2.51m x 2.41m)

Floor Plan



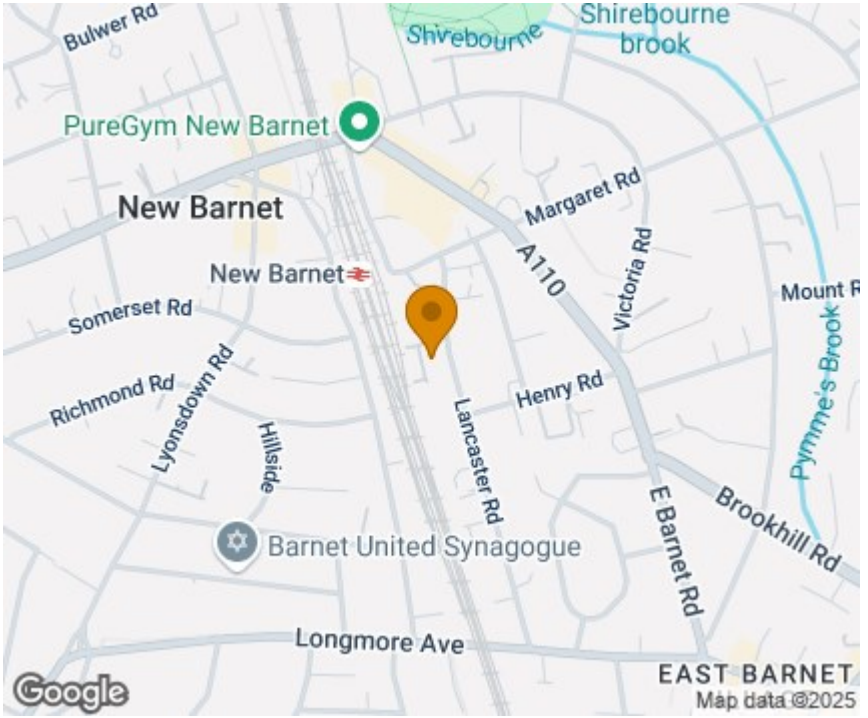
Ground Floor

Clarence Close, EN4

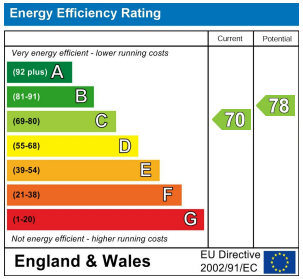
APPROXIMATE GROSS INTERNAL AREA 682 SQ FT / 63.36 SQ M

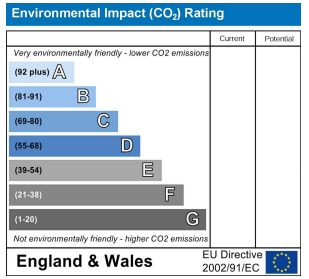
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2025.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Barnet Office on 020 8441 7173
if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk