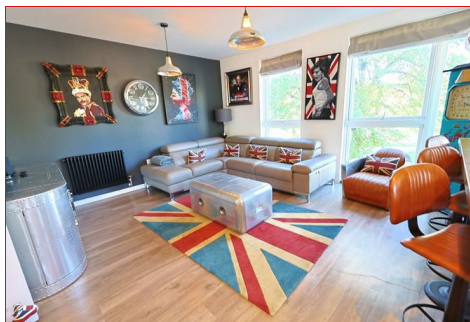
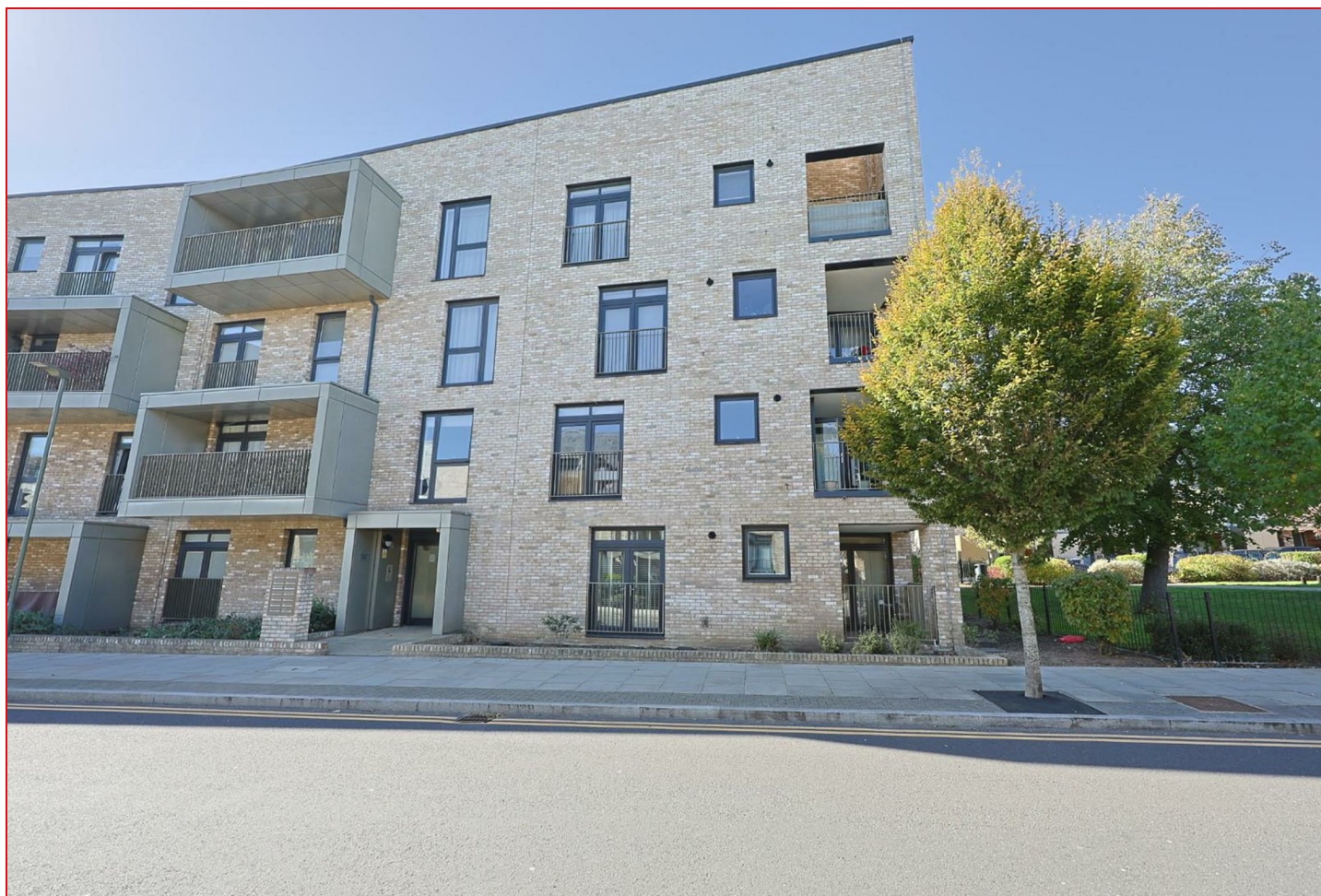




5 Delphi House Hera Avenue, Barnet, EN5 2FQ

Offers Over £450,000

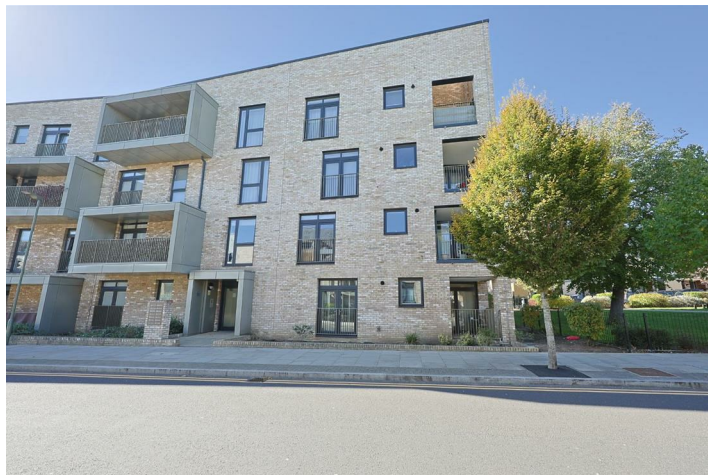
A lovely first floor two bedroom two bathroom purpose built flat in this modern development in High Barnet with a long lease of 990 years. This property is in great condition and comprises of two double bedrooms, with an en-suite to bedroom one. An open plan reception/kitchen with a dining area and a family bathroom.

Features include allocated parking, private balcony, communal roof terrace and communal gardens.

The property is close to local schools and transport links with High Barnet Station being 0.5 miles away and Totteridge & Whetstone station being 1.3 miles away.

Call Benjamin Stevens to view now!

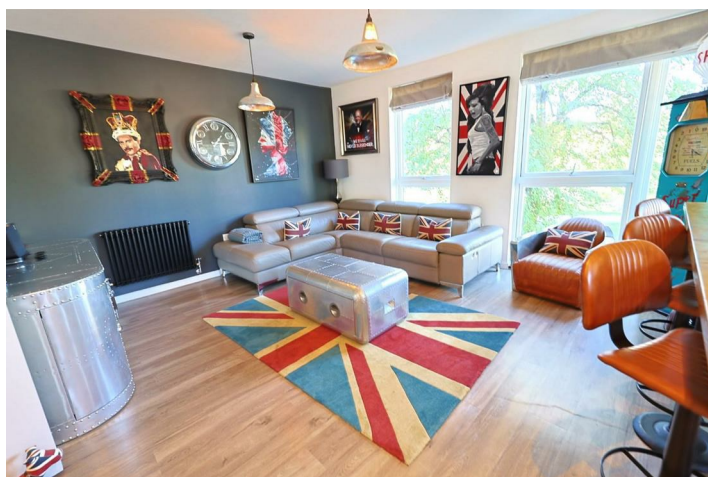
Exterior



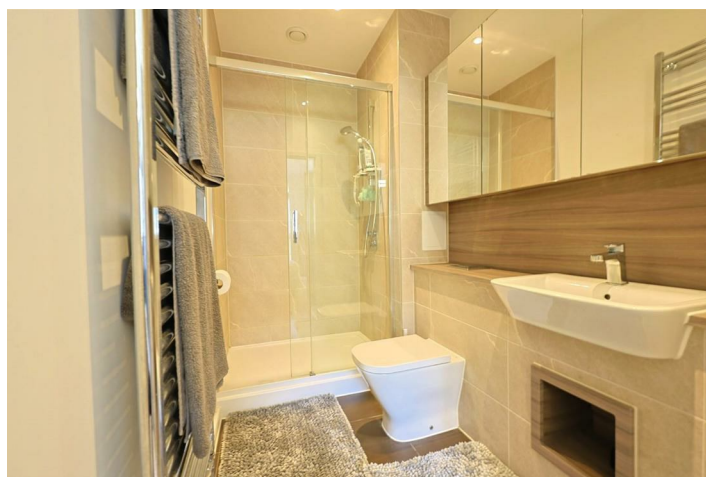
Bedroom One 14'7" x 9'8" (4.45 x 2.95)



Reception Room/Dining Area 22'11" x 16'0" (7.00 x 4.90)



En-Suite to Bedroom One 8'1" x 5'1" (2.48 x 1.55)



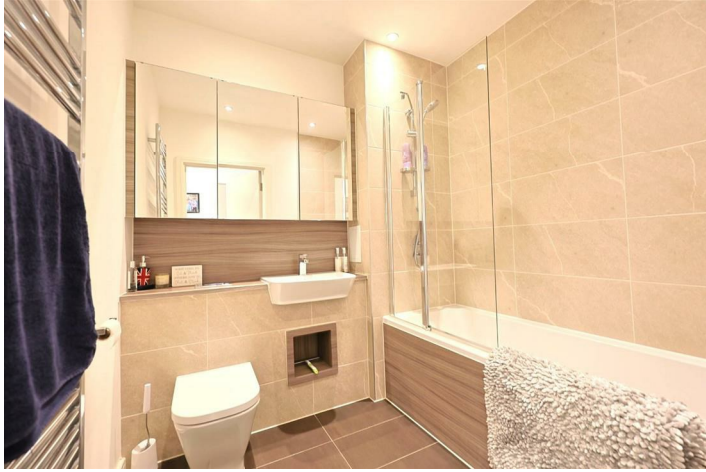
Kitchen Area



Bedroom Two 15'1" x 10'9" (4.60 x 3.30)



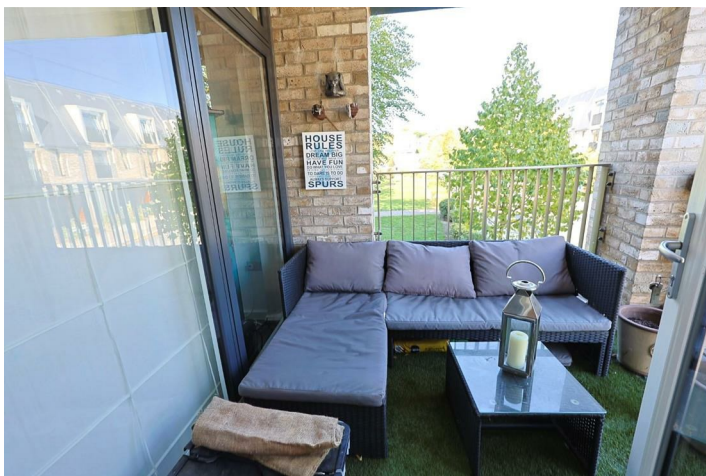
Family Bathroom 7'1" x 6'8" (2.16 x 2.04)



Allocated Parking



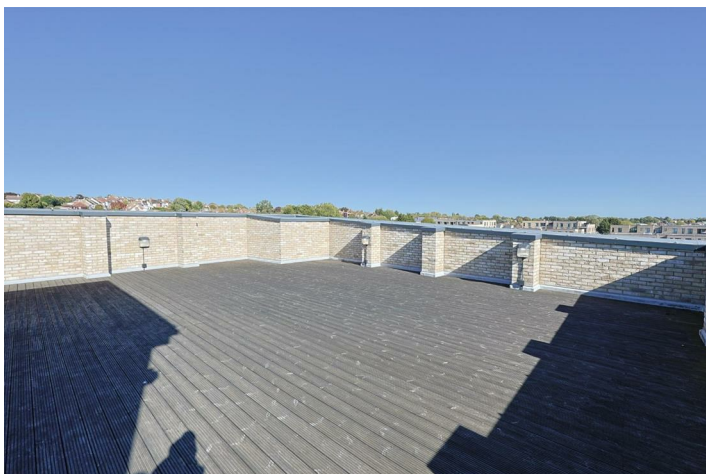
Balcony 7'8" x 6'9" (2.35 x 2.08)



Communal Gardens



Communal Roof Terrace

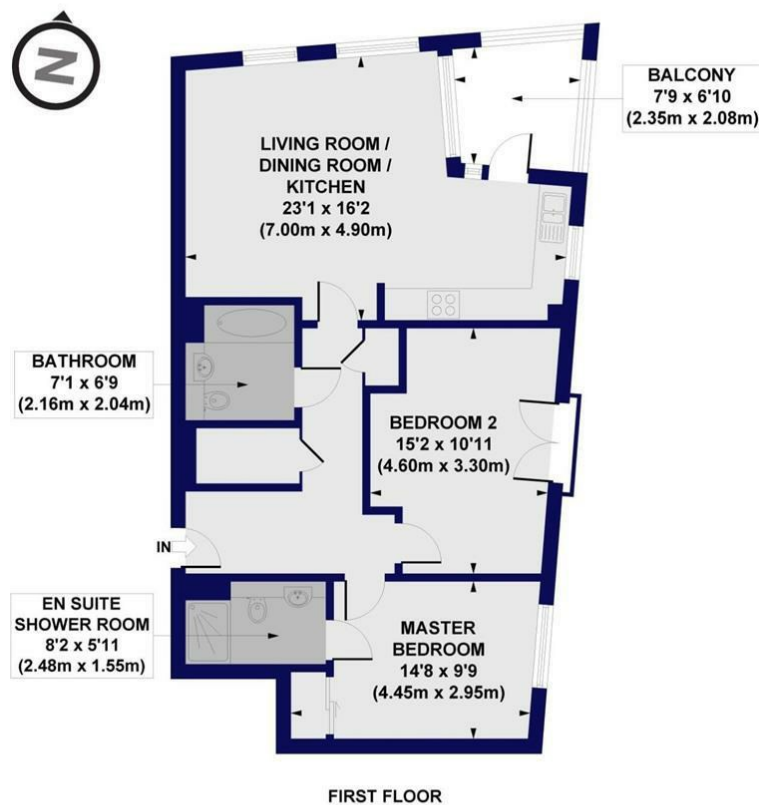


Tenure

Lease- 990 years remaining
Ground Rent- £200pa
Service Charge- £2,760pa (£230 per month)
Council Tax- C (Barnet)

Floor Plan

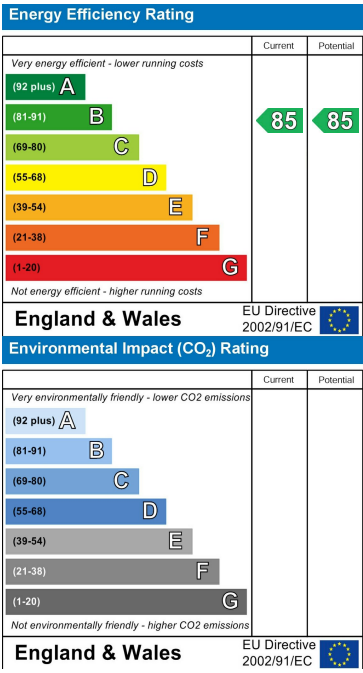
Delphi House, Hera Avenue, EN5
Approx. Gross Internal Floor Area 858 sq. ft / 79.69 sq. m



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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