



**Wentworth Road**  
High Barnet, Barnet, EN5 4PA  
Guide Price £360,000





## Wentworth Road

High Barnet, Barnet, EN5 4PA

A well presented top floor TWO BEDROOM APARTMENT currently with an OPTION TO RENT A GARAGE to the rear of the purpose built block. The accommodation comprises of a GOOD SIZED RECEPTION ROOM with SEPARATE KITCHEN, two bedrooms and a family bathroom. The property has been subject to re-wiring, new kitchen & bathroom and carpets throughout in 2019. Further benefits include access to a LARGE LOFT SPACE and a LONG LEASE of approximately 160 years with ZERO GROUND RENT.

Conveniently located for highly sought-after schools, High Barnet High Street with SHOPPING and TRANSPORT FACILITIES including HIGH BARNET UNDERGROUND and a choice of RECREATIONAL AREAS including Ravenscroft Park and the Old Court House park with it's municipal tennis courts and Cafe.

CHAIN FREE  
EPC : D  
BARNET COUNCIL TAX BAND : C  
LEASEHOLD : approximately 158 years  
No ground rent  
14 units equally share the cost of service & maintenance  
£100 paid annually into service charge fund  
Fully rewired last year

### Entrance

### Kitchen

10'2 x 6'11 (3.10m x 2.11m)







**Reception Room**  
16'6 x 10'9 (5.03m x 3.28m)

**Master Bedroom**  
12' x 10'3 (3.66m x 3.12m)

**Bedroom**  
11'7 x 5'11 (3.53m x 1.80m)

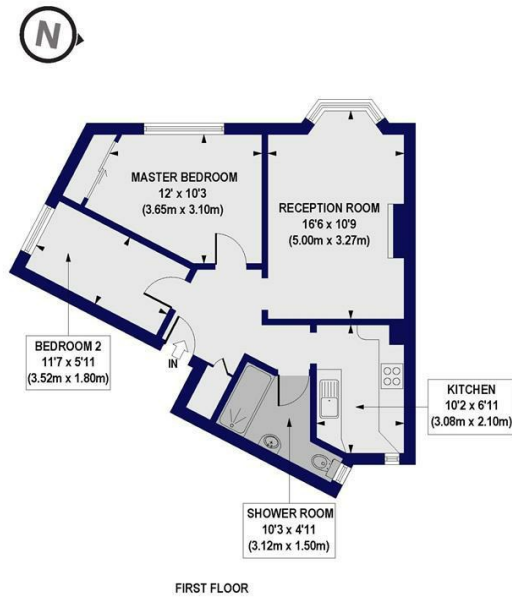
**Family Bathroom**  
10'3 x 4'11 (3.12m x 1.50m)





## Floor Plan

Wentworth Court, Wentworth Road, EN5  
Approx. Gross Internal Floor Area 577 sq. ft / 53.65 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Viewing

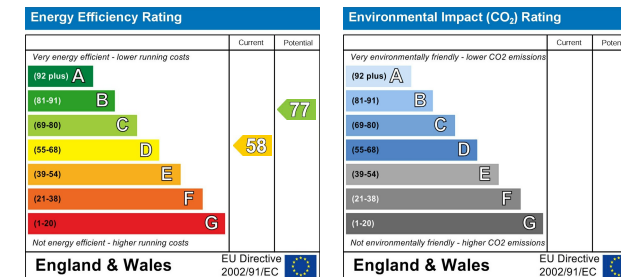
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



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