



St. Albans Road, Barnet, EN5

This double fronted three bedroom period cottage has undergone a complete transformation by its owners, delivering a beautiful, practical and well considered home, ideal for a young family or professional couple that require flexible living space, a choice of rooms to live/sleep/work and a feature dining/kitchen area to host guests/family.

The property opens to the large open plan kitchen/dining room, with a feature kitchen island, a generous, separate lounge with a bay window can be found on side with a practical utility space with an extra basin on the opposing.

The ground floor is completed with a useful W.C, a private rear patio and front plot/potential to park a car/bike.

The first floor has three bedrooms, the main being en suite and a family bathroom.

Heating is a mixture of underfloor and gas central heating.

The home offers an abundance of light, having windows on all four sides, whichever room you are in you will benefit from natural light. The architectural team designed this home for a young family or professional couple to enjoy.

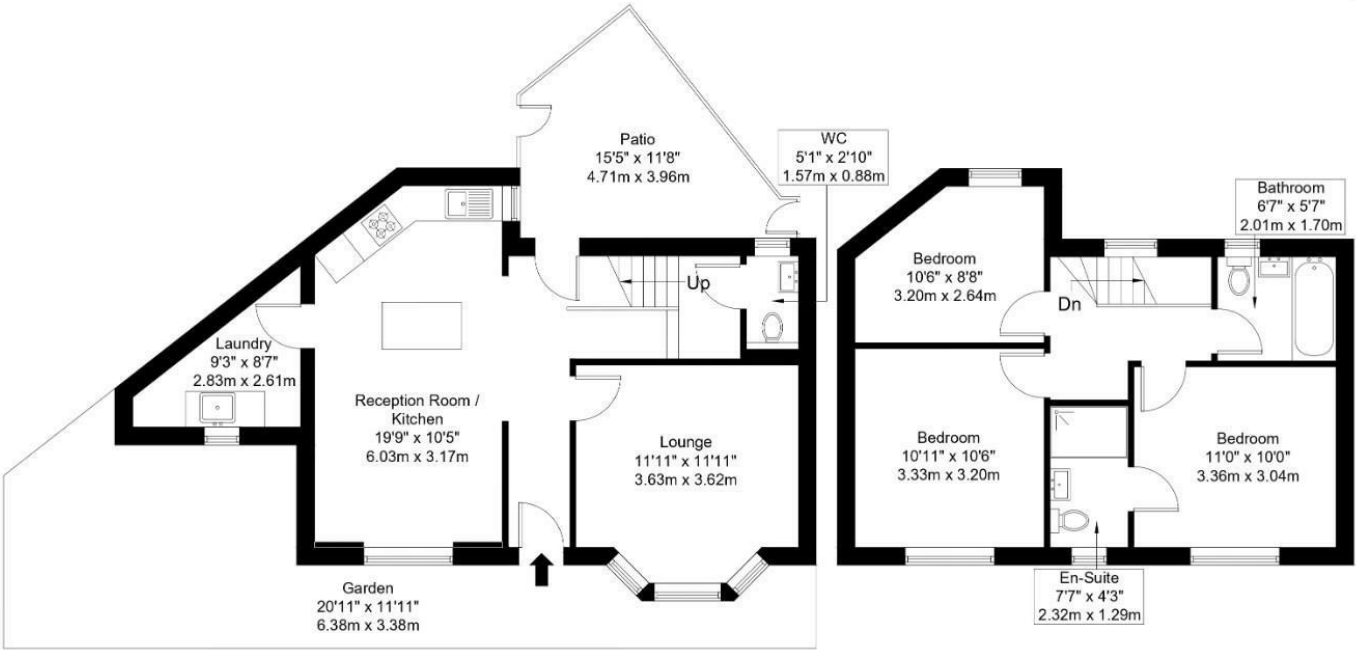
Ideally located within easy reach of High Barnet tube station (Northern Line) and a host of green spaces (Hadley Wood, King George's Fields, Hadley Green, Byng Road) to name but a few

- Three bedroom home
- Two bathrooms (one en suite)
- Large separate lounge
- Integrated kitchen
- Beautifully designed and tastefully decorated
- Private rear patio
- Lots of nearby amenities and transport links

£2,900 Per month

St. Albans Road, EN5 4JX

Approx Gross Internal Area = 91.54 sq m / 985 sq ft
Patio = 11.64 sq m / 125 sq ft
Total = 103.18 sq m / 1110 sq ft



Ground Floor

First Floor

Ref :

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**BLEU
PLAN**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.
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Energy Efficiency Rating	
Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<div><div></div></div> <p>80</p>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
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