



Sapphire House 22 East Barnet Road, Barnet, EN4 8RQ

£2,100 Per month



A well-presented and spacious two-bedroom, two-bathroom apartment situated on the second floor of Sapphire House, ideally positioned in the heart of New Barnet and just a short walk from New Barnet Railway Station.

Offering approximately 61 sq m (657 sq ft) of internal accommodation, the property features a bright and practical open-plan kitchen and reception area, creating a comfortable space for both everyday living and entertaining. The kitchen is neatly integrated into the main living area, while the reception space benefits from good natural light through double-glazed windows.

The apartment comprises two generously sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate main bathroom serves the remainder of the property. All windows throughout the apartment are double glazed, helping to provide improved insulation and reduced external noise.

Sapphire House benefits from lift access, providing convenient access to the second floor. The property is particularly well located for commuters, with New

- Second-floor two-bedroom apartment in Sapphire House ■ Two spacious double bedrooms
- Principal bedroom with private en-suite shower ■ Bright open-plan kitchen and reception area room
- Approximately 61 sq m / 657 sq ft of internal accommodation ■ Lift access and double-glazed windows throughout
- Approximately four minutes' walk from New Barnet Railway Station ■ Council Tax Band B (Barnet) | EPC Rating C (75)

