

Sean Heaney
HOMES & PROPERTY

# Belgravia Close

Hadley, High Barnet, EN5 5XA

## Guide Price £650,000

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Chain Free | Gated Development | Off-Street Parking

Situated within a secure gated development in a sought-after neighbourhood, this well-presented three-bedroom mews home offers spacious and versatile accommodation ideal for family living.

The home comprises three well-proportioned bedrooms, including a principal bedroom with en-suite, a family bathroom, fitted kitchen providing ample storage & workspace and a guest cloakroom. The property features an extensive through reception/dining room, creating a bright and spacious living space that opens directly onto a private rear garden via French doors.

Further benefits include secure gated off-street parking, a secluded position within the development, and the advantage of being chain free.

Ideally located within a short walking distance of the High Street, offering many local amenities, shops, cafés and restaurants, as well as excellent transport links providing convenient access to surrounding areas and central London.

An excellent opportunity in a highly desirable location.

EPC : C

BARNET COUNCIL TAX BAND : F

TENURE : Freehold


























## GROUND FLOOR

**Entrance Hall**

**Guest Cloakroom**

**Front Reception**
10'11 x 13'9 (3.33m x 4.19m)

**Rear Reception/Dining Room**
8'8 x 11'3 (2.64m x 3.43m)

**Kitchen**
8'0 x 11'3 (2.44m x 3.43m)

## FIRST FLOOR

**Landing**
3'4 x 10'9 (1.02m x 3.28m)

**Principal Bedroom**
10'10 x 12'3 (3.30m x 3.73m)

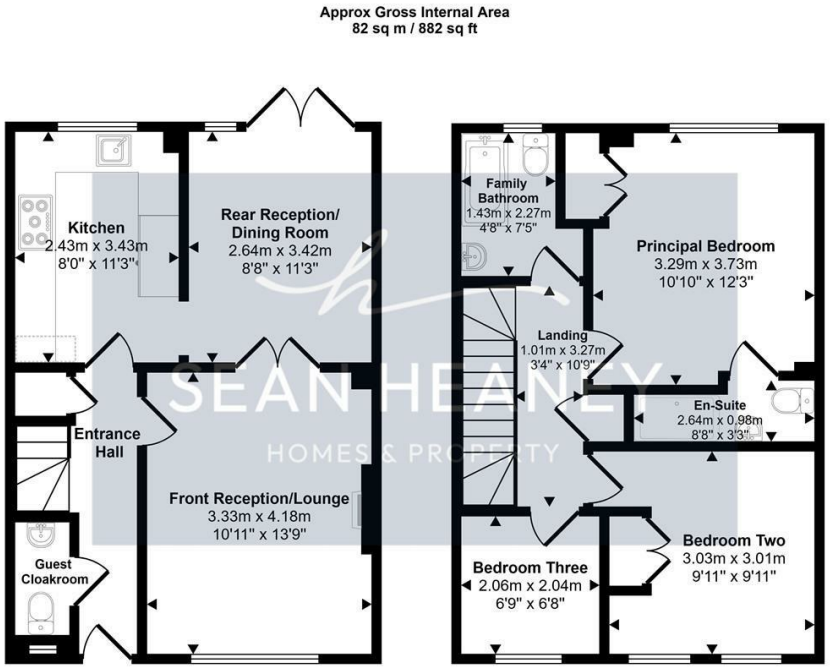
**En-Suite**
8'8 x 3'3 (2.64m x 0.99m)

**Bedroom Two**
9'11 x 9'11 (3.02m x 3.02m)

**Bedroom Three**
6'9 x 6'8 (2.06m x 2.03m)

**Family Bathroom**
4'8 x 7'5 (1.42m x 2.26m)

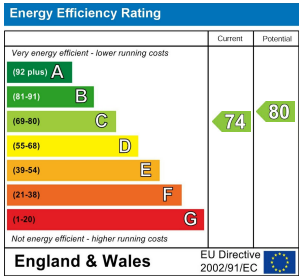
## Floor Plan

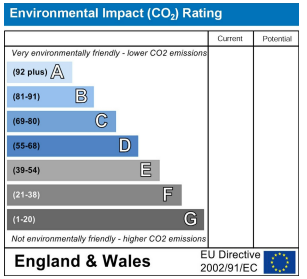



## Area Map




## 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.

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