



COLLISON AVENUE, BARNET, EN5

£450,000 Leasehold

Two Bedroom Apartment | First Floor | Secure Allocated Parking Space | Immaculately Presented Throughout | Dual Aspect Reception Room | Open Plan Kitchen With Built-In Appliances | Juliette Balcony | Master Bedroom With Built-In Wardrobes | Two Bathrooms | Lift Access

- First floor
- Two Double Bedrooms
- Two bathrooms
- Modern development
- Secure allocated parking space
- Juliette balcony

Positioned on the first floor in this sought-after development is this immaculately presented two bedroom apartment.

The property comprises entrance hall, open plan reception room with dual-aspect views, modern kitchen with base and wall units and integrated appliances, master bedroom with a built-in wardrobe and en-suite bathroom, second double bedroom and main family bathroom.

There is also a secure allocated parking space.

Ideally located giving access to the High Street with its shops, cafes and restaurants, along with High Barnet tube for access into Central London, and a great selection of recreational facilities and green open spaces in the surrounding vicinity.

Council Tax Band: E

Tenure: Leasehold (177 years)

Ground Rent: £475 per year

Service Charge: £2,100 per year

To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

Parking options: Underground



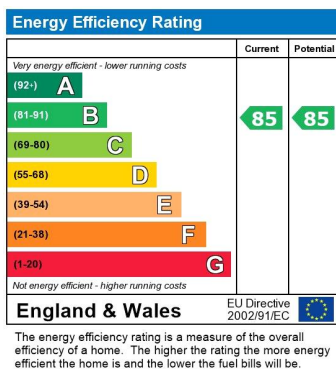
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**Collison Avenue,
Barnet**

Approximate Gross Internal Area
Total = 68.1 sq m / 733 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.