



# Cattley Close

HIGH BARNET, EN5 4SN

**Paul Abbott-Williams**  
The **Barnet** Property Expert





---

**A Chain-Free, bright and spacious first floor apartment in a centrally located and sought-after development. This roomy property benefits from a large reception room, a separate kitchen/diner, allocated parking spaces and communal gardens.**

---

**Property at a glance**

3 Bedrooms

Chain-Free

Bright Kitchen/Diner

Large Reception Room

Juliet Balconies

First Floor

2 Allocated Parking Bays

Central Location

EPC Rating - B





Set within a sought-after development, we are delighted to offer for sale this bright, modern and spacious three bedroom first floor apartment, extending to approximately 1,270 sq ft.

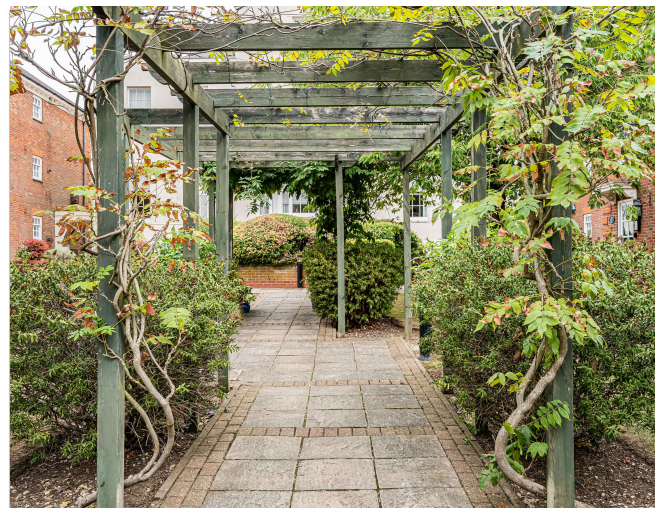
The accommodation comprises a welcoming entrance hall, a large reception room and a separate kitchen/dining room, both with Juliet balconies. There are three bedrooms, a shower room, a family bathroom and a guest WC.

Externally, there are well-maintained communal gardens and two allocated parking spaces. Further benefits include a Share of the Freehold and lift access.

Cattley Close is located within walking distance to the High Street and 'The Spires' with its selection of shops, restaurants, and coffee shops.

High Barnet tube station (Northern Line) is only a short distance away, as are other major transport links.

Highly regarded primary schools such as Foulds and Christchurch are within walking distance as well as Queen Elizabeth's Girls and Queen Elizabeth's senior school for boys.



---

## The Seller's View

---

"I've absolutely loved living here, and I know whoever moves in next will feel exactly the same.

It has been such a lovely and spacious home, the reception room and kitchen/diner both open onto Juliet balconies, so there's always lots of natural light.

One of my favourite things about living here has been the neighbours - it's a genuinely friendly, welcoming development, and having the communal gardens right outside has made it easy to bump into people and get to know everyone.

The location has been brilliant and transport links are just as easy - High Barnet tube station is about half a mile away, so getting into central London has never been a hassle.

Between the space, the lovely community and how easy everything is to get to, this home has genuinely had it all - I'll be sad to leave it behind.."

---



Services

Main water, gas and electric

Approximate Gross Internal Area

1266 sq. ft - 118 sq. m

Tenure

Share of Freehold

Ground rent - £0

Service charge - £4,,156 per year

Local Authority & Tax Band

Barnet Borough Council

2 Bristol Avenue, NW9 4EW

www.barnet.gov.uk

Tel 020 8359 2000

Tax band - F

Viewing Arrangements

Viewing strictly by appointment with sole agent

Paul Abbott-Williams 07743 864294

paul.abbott-williams@thepropertyexperts.co.uk

Amenities/Distances

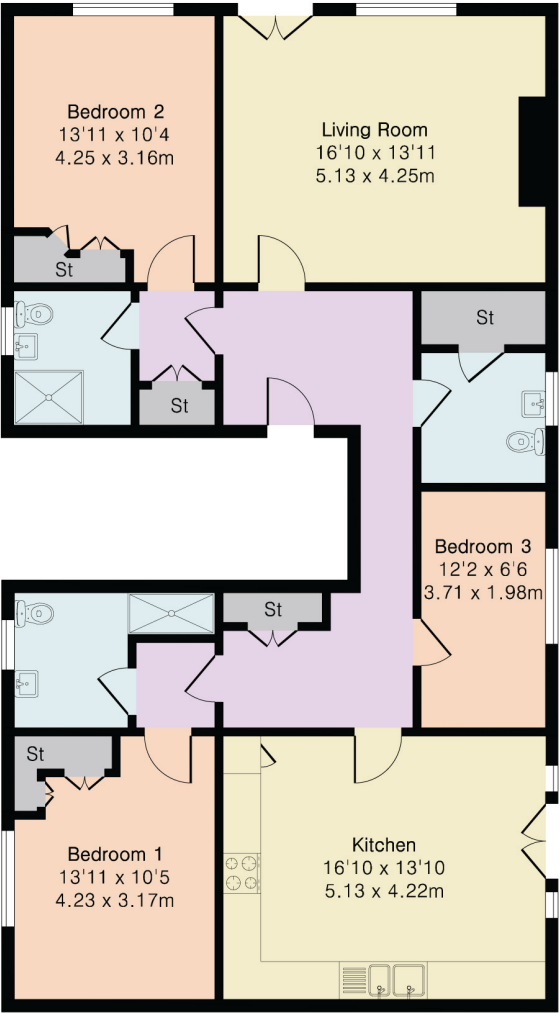
Town Centre 0.5 miles

Underground Station 0.9 miles

Motorway links 3 miles

Bus Stop 0 miles

Hospital 0.5 miles



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

| Energy rating | Current | Potential |
|---------------|---------|-----------|
| A             |         |           |
| B             | 81 B    | 81 B      |
| C             |         |           |
| D             |         |           |
| E             |         |           |
| F             |         |           |
| G             |         |           |

---

# About the **Area**

---

## High Barnet

High Barnet is a suburban town in North London, located within the London Borough of Barnet. Known for its rich history, green spaces, and strong community atmosphere, High Barnet combines the character of a traditional market town with the convenience of modern London living. The town's origins date back to the medieval period, when it developed as an important market settlement along the Great North Road. One of the most significant events associated with the area is the Battle of Barnet, a decisive conflict during the Wars of the Roses that took place near the town.

Today, High Barnet is known for its attractive high street, which features a mix of independent shops, cafés, restaurants, and well-known retailers. The area is also home to several parks and open spaces, offering residents and visitors opportunities for recreation and relaxation. Nearby green areas such as Hadley Green contribute to the town's pleasant and semi-rural character.

Transport links make High Barnet a popular residential area. High Barnet Station serves as the northern terminus of the Northern line, providing direct connections to central London and making commuting convenient.

---



---

# Paul Abbott-Williams

The **Barnet** Property Expert

📞 07743 864294

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [paul.abbott-williams@thepropertyexperts.co.uk](mailto:paul.abbott-williams@thepropertyexperts.co.uk)

---

## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
- 

*"I have known Paul for a number of years and throughout that time I have always found him to be knowledgeable, approachable, and completely genuine. He takes the time to listen, offers honest advice, and is always willing to go the extra mile to help."*

*His communication is excellent, keeping you informed every step of the way, and nothing ever seems too much trouble. What really sets Paul apart is his passion for the area where he lives and works. His knowledge of the local community, amenities, and property market is exceptional, giving clients real confidence that they are receiving expert guidance.*

*Paul combines professionalism with a friendly and personable approach, making him a pleasure to deal with. I would not hesitate to recommend him to anyone looking for outstanding service and someone they can genuinely trust."*



Scan QR code  
to follow me on  
social media

