



**Preston Court, 38 Station Road, New Barnet,
Hertfordshire, EN5**

Offers in excess of: £295,000
Leasehold

Preston Court, 38 Station Road, New Barnet, Hertfordshire, EN5

This beautifully presented one-bedroom, ground-floor flat boasts an impressive 484 sq.-ft of living space, off street parking, and located just moments from New Barnet Station.

This ground floor accommodation features a welcoming entrance hall leading to a spacious double bedroom, a separate fully fitted kitchen, and a modern bathroom with a separate WC. The residence benefits from its own private front door, residents' parking, and access to attractive communal gardens.

The property has been recently upgraded to meet the latest safety standards, including updated electrical systems and the installation of smoke, heat, and carbon monoxide sensors. Additional enhancements include stylish wooden flooring throughout and a remote-controlled alarm system, offering both comfort and peace of mind.

Perfectly positioned for commuters, New Barnet Mainline Station is just a short walk away, offering direct links to London's Kings Cross and Moorgate Stations, while High Barnet Underground Station on the Northern Line is within a mile. Local amenities, including a Sainsbury's supermarket, New Barnet's newly opened leisure centre, Pure Gym, and Everyman cinema, are all within walking distance.

Service Charge (per annum): £1,800.00

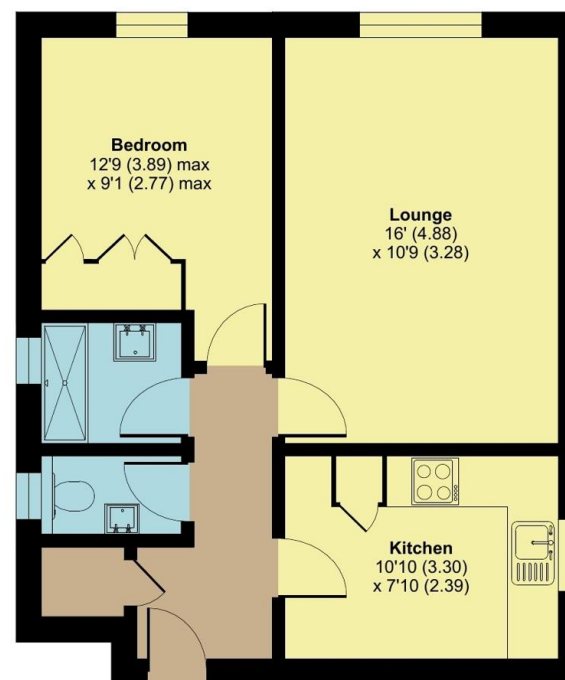
Ground rent (per annum): £70.00

- **GROUND FLOOR APARTMENT**
- **NEW 125 YEAR LEASE**
- **ONE DOUBLE BEDROOM**
- **SEPERATE FITTEN KITCHEN**
- **THREE PIECE SHOWER ROOM**
- **COMMUNIAL GARDEN**
- **OFF STREET PARKING**
- **OWN PRIVATE ENTRENCE**
- **OFFERED CHAIN FREE**

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Approximate Area = 484 sq ft / 45 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 45 SQ M
(484 SQ FT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1295526







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photos which are not for sale or included in the sale of the property. **Reference: BRN150346**

