



Station Road, New Barnet, EN5

Asking Price: £499,950
Leasehold

Station Road, New Barnet, EN5

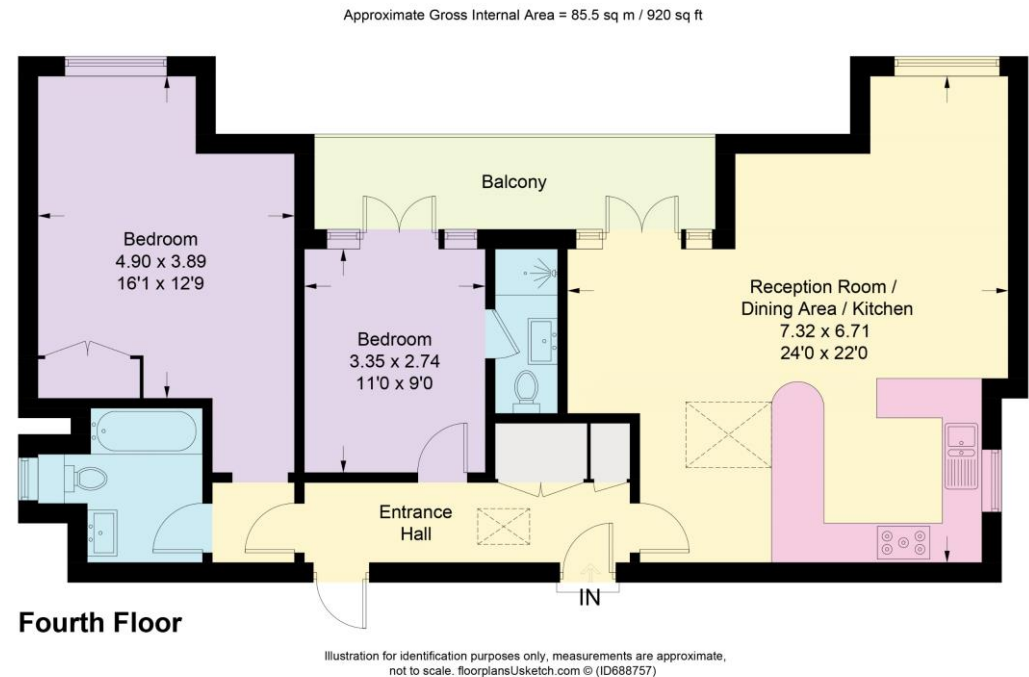
A two double bedroom two bathroom penthouse apartment with 20ft balcony lift service and secure gated parking moments from New Barnet Mainline Station. This energy efficient EPC rated C property features superb modern day living space flooded with natural light from south facing windows and doors accessing the balcony and with sky lights to entrance hall and living space. Features include a newly installed fitted kitchen with integrated appliances, granite topped work surfaces and breakfast bar, solid wood flooring to lounge and open plan dining area, two double bedrooms with ensuite shower and bathroom. Gated allocated parking is to the rear of the development which also comes with seven visitor spaces, bike and bin stores.

Ideally situated for a commute with New Barnet Mainline station within a few minutes' walk providing direct links to London's Kings Cross and Moorgate Stations and with High Barnet Northern line Underground within a mile. A number of local shops to include a Sainsburys supermarket and New Barnet's recently opened leisure centre are all within a short walk.

Service Charge (per annum): £3,506.40

Ground rent (per annum): £300.00

- **PENTHOUSE APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **ENSUITE BATHROOM & SHOWER ROOM**
- **LOUNGE & OPEN PLAN DINING ROOM**
- **NEWLY INSTALED FITTED KITCHEN**
- **KITCHEN WITH GRANITE SURFACES & BREAKFAST BAR**
- **SECURE GATED PARKING**
- **20ft BALCONY**
- **LIFT SERVICE**
- **COUNCIL TAX BAND E**














Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN200321