



Station Road, New Barnet, Barnet, EN5

Asking Price: £339,950

Leasehold

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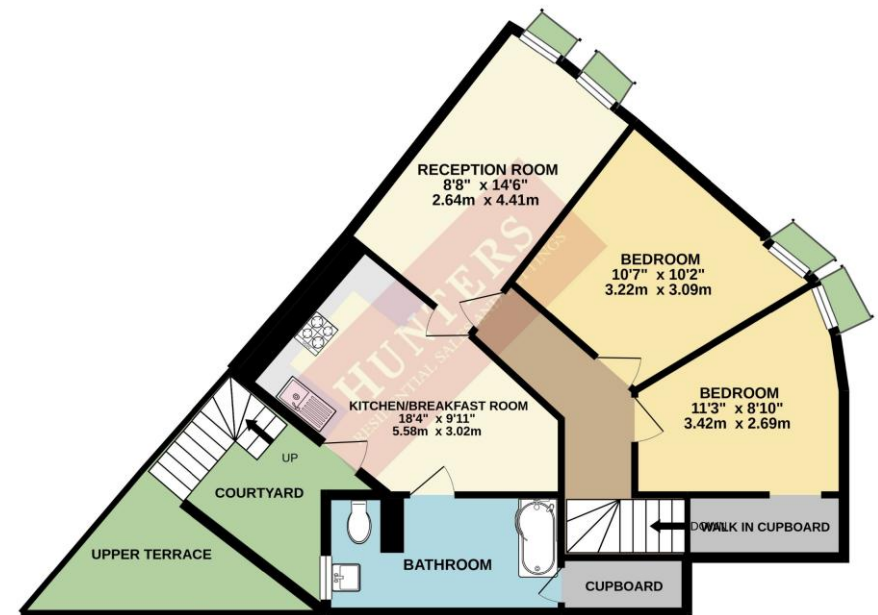
This chain-free two double bedroom flat offers a spacious fitted kitchen/breakfast room, a private two-tiered courtyard and terrace, and its own entrance. Ideally situated just moments from New Barnet mainline station, the property is perfectly positioned for commuters.

Located within a few minutes' walk of New Barnet mainline station, the flat provides direct links to London's King's Cross and Moorgate stations, as well as easy access to the High Barnet Northern Line Underground. A range of local shops and leisure facilities are close by, including Tesco Metro on Greenhill Parade, Sainsbury's supermarket, and New Barnet Leisure Centre.

The accommodation is accessed via a private entrance, with stairs leading down to a hallway. The living space comprises a reception room, a spacious and stylish kitchen/breakfast room with direct access to the garden, two double bedrooms, and a modern, fully tiled three-piece bathroom with a combined bath and shower.

Service Charge (per annum): £1,280.00

- **TWO BEDROOM FLAT**
- **OWN ENTRANCE**
- **PRIVATE COURTYARD AND TERRACE**
- **RECEPTION ROOM**
- **TWO DOUBLE BEDROOMS**
- **STYLISH KITCHEN/BREAKFAST ROOM**
- **BEDROOM ONE 11-3 X 8-10**
- **BEDROOM TWO 10-7 X 10-2**
- **THREE PIECE BATHROOM**



TOTAL FLOOR AREA: 708 sq ft. (65.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: **BRN210444**