



Station Road, New Barnet, Barnet, EN5

Offers In Excess : £300,000
Leasehold

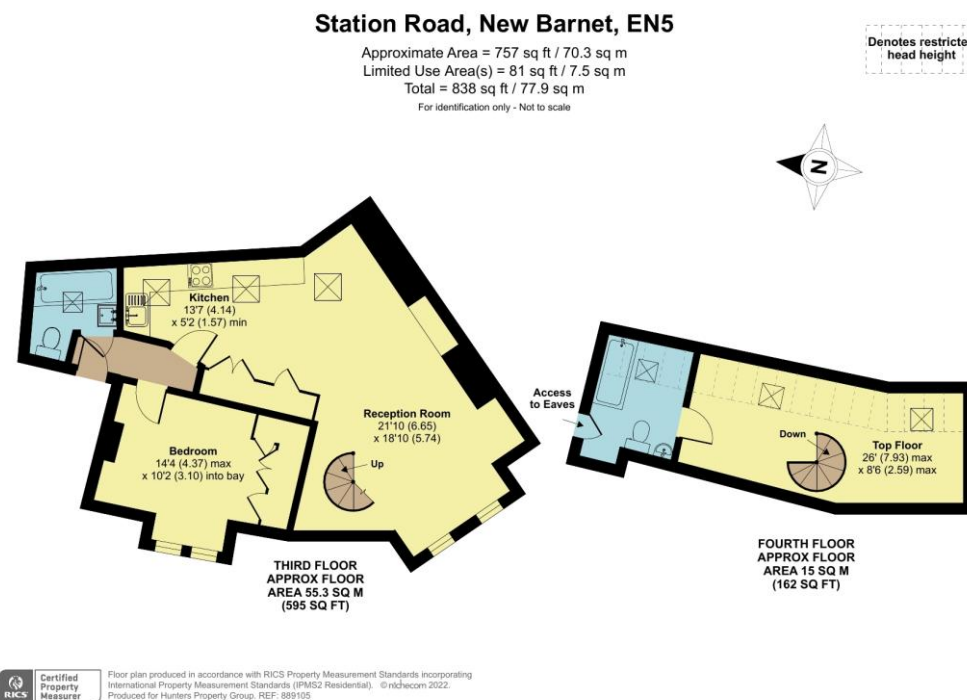
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Located on the top floor of this iconic former bank building, behind an elegant façade, this unique split-level apartment offers impressive front-facing views over the Triangle and beyond.

Ideally positioned for commuters, the property is just a few minutes' walk from New Barnet Mainline Station, providing direct links to London King's Cross and Moorgate. High Barnet Underground Station (Northern Line) is also easily accessible. A range of local amenities are nearby, including a Tesco Metro at Greenhill Parade, a Sainsbury's supermarket, an Everyman cinema, and the recently opened New Barnet Leisure Centre.

The accommodation comprises a bright reception room with two distinctive oval front-facing windows and a feature spiral staircase, a modern fitted kitchen, a double bedroom, and bathroom, and a spacious loft room with en-suite bathroom, accessed via the spiral staircase.

- **SPLIT LEVEL TOP FLOOR APARTMENT**
- **RECEPTION ROOM**
- **FITTED KITCHEN**
- **BEDROOM**
- **TOP FLOOR ROOM**
- **TWO BATHROOMS**
- **MOMENTS FROM STATION**
- **LEASE TERM 125 YEARS FROM 2011**
- **COUNCIL TAX BAND B**













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 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 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: BRN220275