



Station Road, Barnet, EN5

Offers in excess of: £485,000.

Leasehold

Station Road, Barnet, EN5

A spacious, two double bedroom, two-bath, 5th floor apartment. Complete with a modern fitted kitchen and open plan living space with integrated appliances; including, washer/dryer and dishwasher.

The generously sized living space is flooded with natural light from the floor to ceiling windows and is complete with engineered wood flooring and underfloor heating which is featured throughout the property.

The grand master bedroom: complete with Missoni wallpaper, benefits from an en-suite bathroom and access to the decked balcony which connects both bedrooms with superb views of the sunset.

Both bathrooms are bright and airy with large windows and matching marble tiles. The generous second double bedroom comes with fitted wardrobes and ample space.

The property is lift serviced and has allocated, gated parking moments from New Barnet Mainline Station. Ideally situated for an easy commute to London's Kings Cross or Moorgate Station. Additionally, High Barnet Northern Line Underground Station is within a mile and a number of local amenities are within a short walk, these include Sainsbury's supermarket and New Barnet's leisure centre.

- 5TH FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MAIN BATHROOM PLUS EN-SUITE
- OPEN PLAN KITCHEN/LOUNGE
- MODERN FITTED KITCHEN
- DOUBLE GLAZED WINDOWS
- UNDERFLOOR HEATING
- SECURE ALLOCATED PARKING
- REAR ASPECT BALCONY
- LIFT SERVICE



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Approximate Area = 885 sq ft / 82.2 sq m

For identification only - Not to scale



FIFTH FLOOR
APPROX FLOOR
AREA 82.2 SQ M
(885 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2024. Produced for Hunters Property Group. REF: 1088294









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: BRN240052