

Station Road, New Barnet, Barnet, EN5

**Offers in excess of: £400,000.** *Share of Freehold* 

## Station Road, New Barnet, Barnet, EN5

A spacious, two double bedroom, top floor apartment. Complete with a modern fitted kitchen with integrated appliances and generous living space, within a short walk to local amenities and New Barnet station.

This modern apartment is flooded with natural light and offers over 660 sq. ft of living space and a 20ft lounge, features include wood laminate flooring in the reception and double-glazed windows throughout and gas central heating.

Leading off the hallway you have 2 double bedrooms and a separate bathroom with bath and shower for convenience.

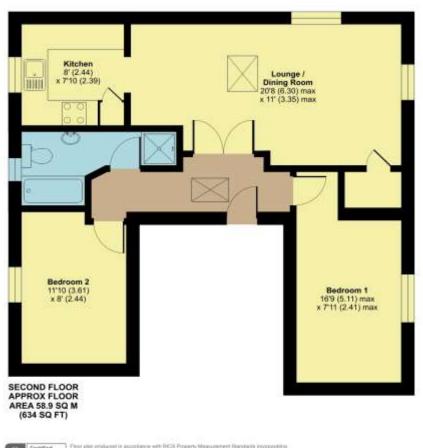
The property also has off street parking and is moments from New Barnet Mainline Station. Ideally situated for an easy commute to London's Kings Cross or Moorgate Station. Additionally, High Barnet Northern Line Underground Station is within a mile. A number of local amenities are within a short walk,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

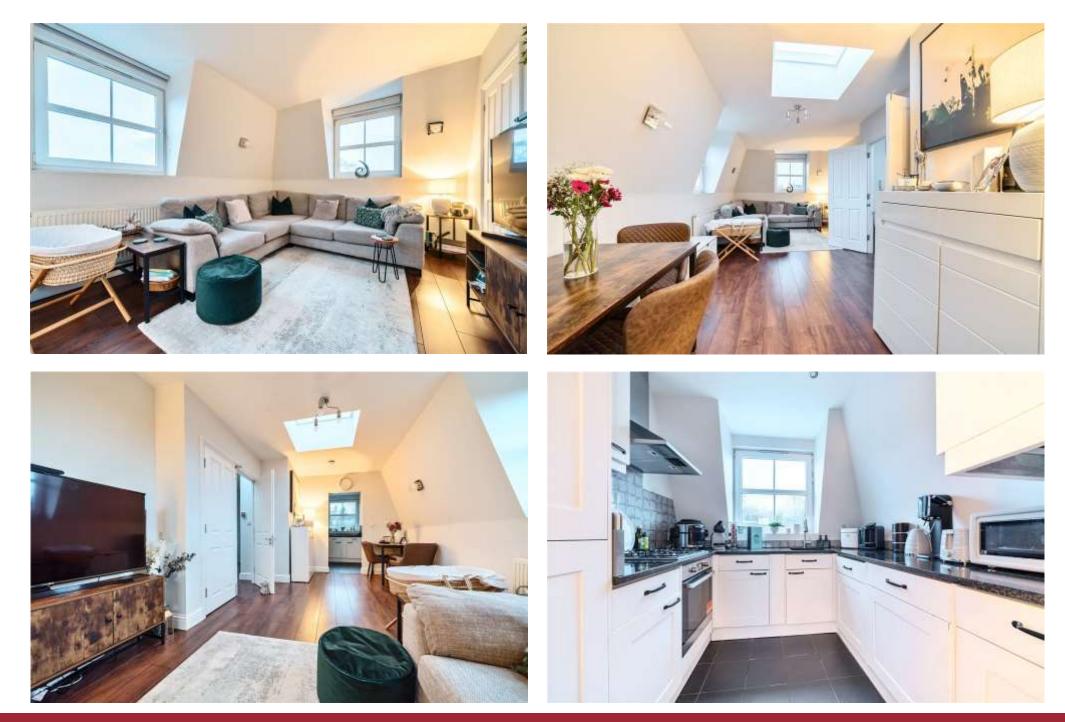
- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MAIN BATHROOM WITH BATH AND SHOWER
- MODERN FITTED KITCHEN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- SECURE OFF-STREET PARKING
- COUNCIL TAX BAND E

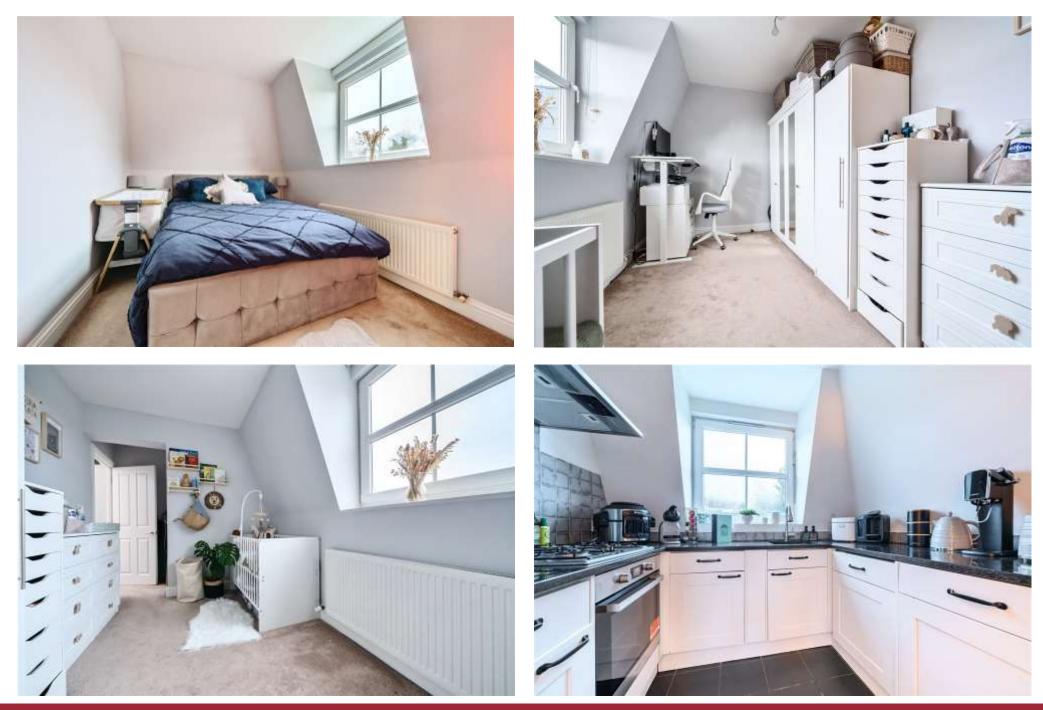


## Station Road, New Barnet, Barnet, EN5

Approximate Area = 634 sq ft / 58.9 sq m For identification only - Not to scale











	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91)		
(69-80)	76	76
(55-68)		
(39-54) 🗧		
(21-38)	ъ.	
(1-20)	3	
Not energy efficient - higher running costs		

## **Hunters Barnet**

41 High Street High Barnet Barnet Hertfordshire EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings) E: <u>info@hunters-barnet.co.uk</u> 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: BRN240079**