



Station Road, Barnet, EN5

Asking Price: £325,000

Leasehold

Station Road, Barnet, EN5

A well presented third floor flat with balcony and secure gated allocated parking within moments of transport and leisure facilities.

The development comes with lift service and accommodation comprises a spacious lounge/diner with rear aspect doors a South East facing balcony, fitted kitchen with integrated appliances, quartz topped work surfaces and breakfast bar, bedroom and three piece bathroom with combined bath and overhead shower.

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 & leisure facilities nearby include a Sainsburys supermarket, New Barnet's recently opened leisure centre, PureGym and Everyman cinema all within a short walk.

- **THIRD FLOOR FLAT WITH BALCONY**
- **MOMENTS FROM NEW BARNET STATION**
- **LIFT SERVICE**
- **SECURE GATED PARKING**
- **LOUNGE DINER**
- **FITTED KITCHEN**
- **BEDROOM**
- **THREE PIECE BATHROOM**
- **116+ LEASE TERM**
- **SERVICE CHARGE £1800 INC GROUND RENT**
- **COUNCIL TAX BAND D**



Flat 31, 21 Station Road

Approximate Gross Internal Area = 48.5 sq m / 522 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073644)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	70
(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: BRN240130