



**Station Road, New Barnet, EN5**

**Offers in excess of: £390,000**  
*Leasehold*



# Station Road, New Barnet, Barnet, EN5

A chain free two double bedroom first floor maisonette requiring updating moments from New Barnet Station.

Accessed to side via own entrance with stairs to first floor accommodation comprises a spacious rear aspect reception room, separate kitchen, two double bedroom and three piece bathroom.

The property is ideally situated for New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations and High Barnet Northern Line Underground. Easy access to a number of local shops and leisure facilities nearby includes Tesco Metro in Greenhill Parade, Sainsburys supermarket, an Everyman cinema, Pure Gym and New Barnet's recently opened leisure centre with pool and library.

- **FIRST FLOOR MASIONETTE**
- **CHAIN FREE**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN**
- **THREE PIECE BATHROOM**
- **OWN ENTRANCE**



## 4 Eysham Court

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft

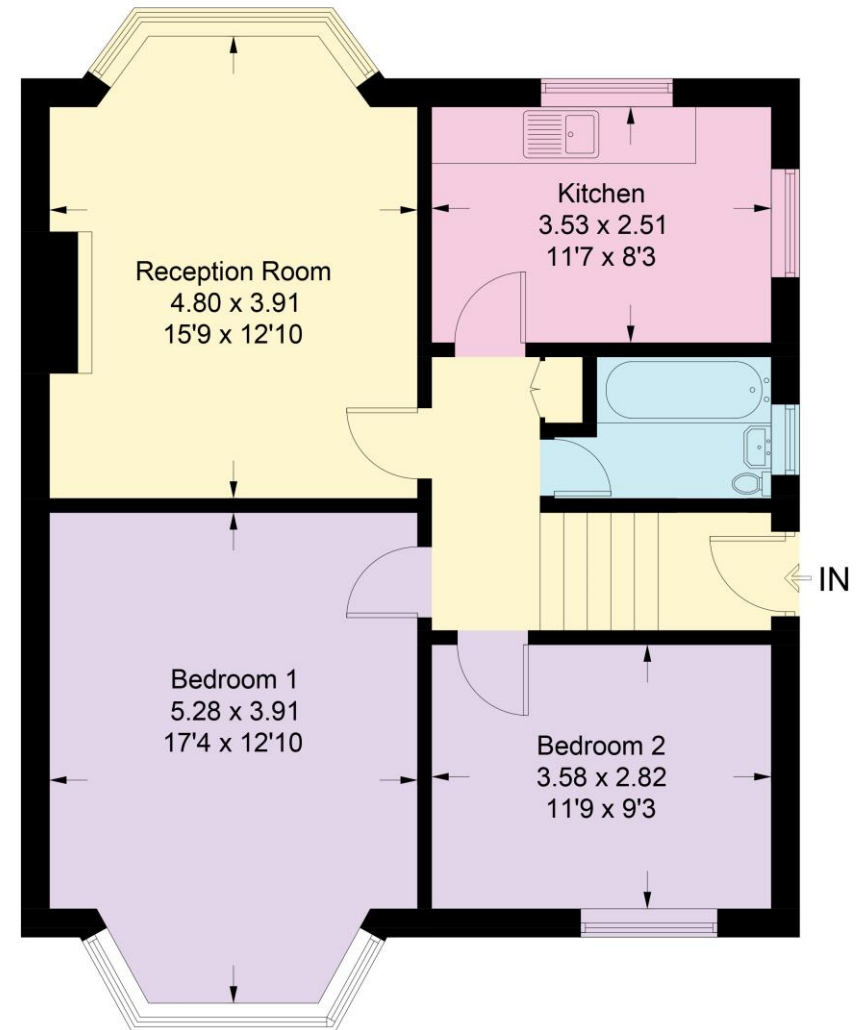


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1151450)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	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: BRN240430**