



**Park Road, New Barnet, Barnet, EN4**

**Offers in excess of: £425,000**  
*Leasehold*



A bright and spacious two-bedroom duplex flat, well-presented throughout, featuring communal gardens and off-street parking. Ideally located for easy access to the vibrant amenities of New Barnet and Cockfosters High Street, including a variety of shops, bars, restaurants, and leisure facilities. Excellent transport links are nearby, with New Barnet Mainline Station and Cockfosters Underground Station (Piccadilly Line), offering quick connections to London's West End and City.

### Accommodation:

The flat is accessed through a welcoming entrance hall with a convenient storage cupboard. It features a spacious living room with an adjacent dining area with large windows that flood the space with natural light, as well as a well-appointed kitchen. The bedrooms and bathrooms are located on separate floors, with one bedroom benefiting from an en-suite and a charming arched window, adding a distinctive touch and extra character to the room.

### Location:

\* **Conveniently located for New Barnet Mainline Station and East Barnet Village.**

\* **Less than one mile from Cockfosters Underground Station (Piccadilly Line).**

\* **Excellent access to local schools, parks, and a range of local amenities, including Sainsbury's and Aldi supermarkets, and New Barnet Leisure Centre.**

\* **Offering an easy commute to London's Kings Cross or Moorgate Station, with High Barnet Northern Line Underground Station also just under a mile away.**

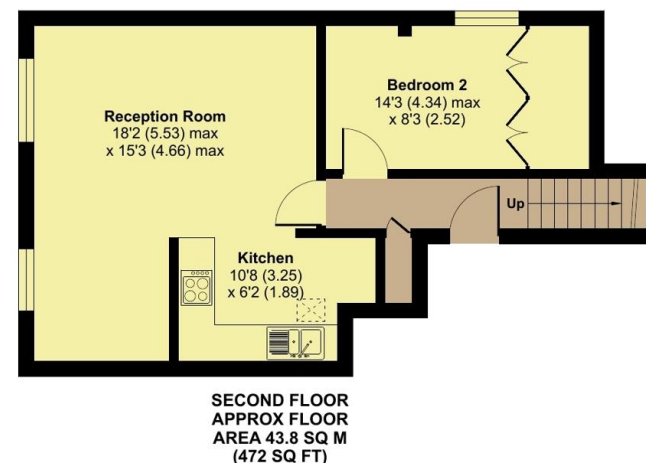
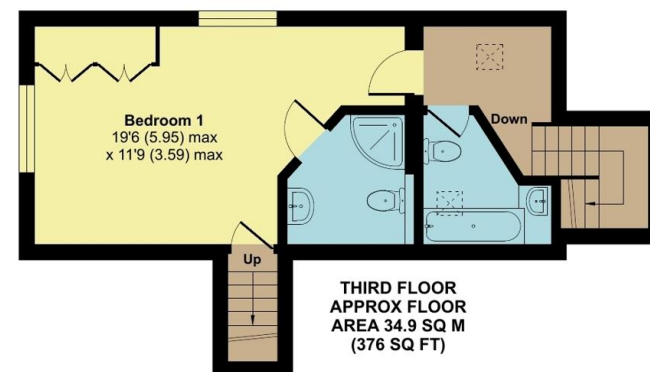
**This property is perfect for those seeking a bright, spacious home in a well-connected area with a mix of local amenities and excellent transport links.**



### Park Road, New Barnet, Barnet, EN4

Approximate Area = 848 sq ft / 78.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1269022

















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

## Hunters Barnet

41 High Street  
High Barnet  
Barnet  
Hertfordshire  
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://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: BRN250095**