



Station Road, New Barnet, Barnet, EN5

Asking Price: £350,000
Share of Freehold

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This spacious, chain-free ground floor purpose-built flat offers direct access to communal gardens, a garage, and a share of the freehold. Conveniently located close to excellent transport links, it presents an ideal opportunity for commuters and investors alike.

Just a short walk from New Barnet Mainline Station, the property provides direct services to London King's Cross and Moorgate, while High Barnet Underground Station (Northern Line) is also within easy reach. A variety of nearby amenities include Tesco Metro, Sainsbury's supermarket, Everyman Cinema, Pure Gym, and the recently opened New Barnet Leisure Centre, which features a pool and library.

The accommodation comprises an entrance hall with three generous storage cupboards, a spacious 19'10' x 12'10" reception room with door leading to the garden, a separate fitted kitchen, two bedrooms, and a modern three-piece bathroom suite.

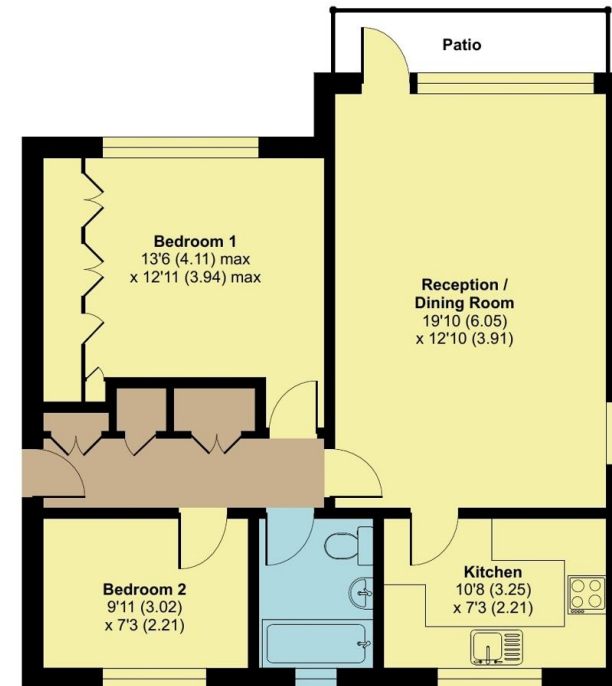
- **GROUND FLOOR FLAT**
- **DIRECT ACCESS TO GARDENS**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **TWO BEDROOMS**
- **THREE PIECE BATHROOM**
- **SHARE OF FREEHOLD WITH 965+ YEAR LEASE TERM**
- **SERVICE CHARGE £2,000 pa**
- **GARAGE**
- **CHAIN FREE**



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Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 64.8 SQ M
(698 SQ FT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1309137











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 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: BRN250189