



Station Road, New Barnet, EN5

Offers in excess of : £475,000
Share of Freehold

Offered with a share of freehold, this beautifully presented ground floor garden flat combines generous living space with charming period features and excellent outdoor amenities, including a private patio, off-street parking, and access to a 120ft communal garden.

Accessed via its own private side entrance, the property comprises:

A welcoming L-shaped hallway

Spacious bay-fronted reception room with high ceilings & feature fireplace

Large kitchen/breakfast room with high ceilings & direct access to a secluded private patio

Two well-proportioned bedrooms

Modern shower/wet room

The private patio opens out to a beautifully maintained communal lawned garden, ideal for relaxing or entertaining.

Worcester Bosch condensing combination boiler.

Location & Transport:

Conveniently located within walking distance of New Barnet Mainline Station (with direct services to London King's Cross & Moorgate) and High Barnet Underground Station (Northern Line), this home offers excellent connectivity for commuters.

Local Amenities:

The area offers a wide range of amenities, including:

Tesco Metro, Waitrose, M&S Foodhall, and Sainsbury's

Everyman Cinema, New Barnet Leisure Centre

A variety of shops, cafés, and restaurants in High Barnet and Totteridge & Whetstone

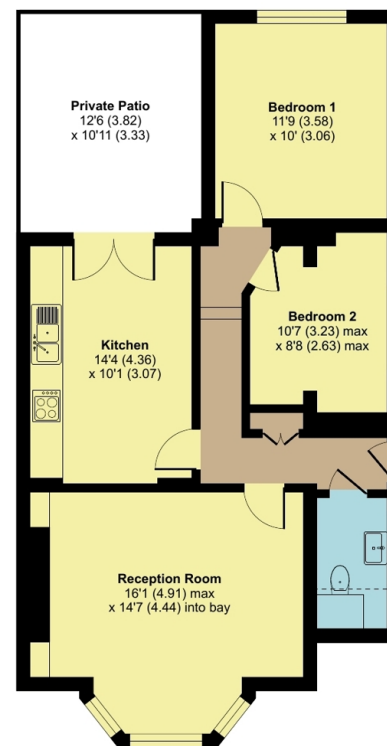
This superb garden flat offers the perfect blend of space, style, and location—ideal for first-time buyers, downsizers.

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Approximate Area = 696 sq ft / 64.6 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Total = 708 sq ft / 65.7 sq m
For identification only - Not to scale



Communal Garden
120' (36.57)



LOWER GROUND FLOOR
APPROX FLOOR
AREA 64.6 SQ M
(696 SQ FT)

Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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: BRN250190