



**HUNTERS**  
RESIDENTIAL SALES AND LETTINGS

**Station Road, New Barnet, Barnet, EN5**

**Asking Price: £625,000**

*Share of Freehold*



This spacious and well-appointed three-bedroom split-level apartment offers a range of attractive features, including a top-floor bedroom suite complete with its own sitting area and en-suite bathroom. The property also benefits from a private garden, a garage, and a gravelled parking area for two cars.

Arranged over the first and second floors, the property is accessed via its own private entrance on the first floor, with an internal staircase leading to a welcoming entrance hall. A bright front-aspect reception room features a charming fireplace, while the modern fitted kitchen/breakfast room includes doors opening onto a terrace with stairs leading down to the garden, garage, and parking area. Two bedrooms and a stylish four-piece bathroom are also located on this level.

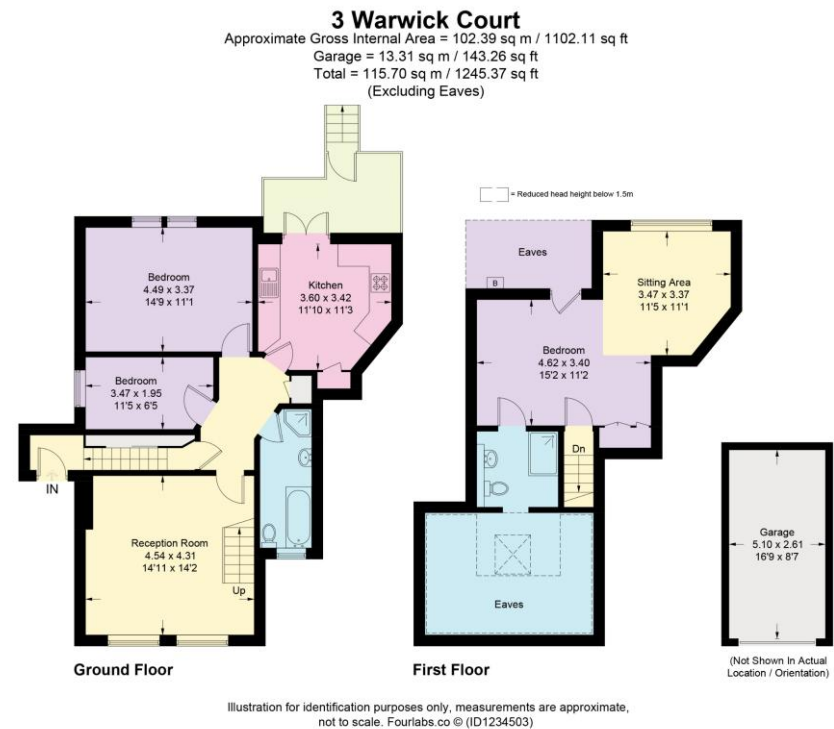
The second floor is dedicated to a stunning primary bedroom suite, offering a sense of privacy and relaxing space with its own sitting area and en-suite.

Ideally located between High Barnet, Totteridge & Whetstone, and East Barnet, the apartment enjoys convenient access to a variety of major supermarkets such as Waitrose, M&S Foodhall, and Sainsbury's.

Excellent transport links are close by, including New Barnet Mainline Station (providing direct services to London King's Cross and Moorgate) and High Barnet Underground Station on the Northern Line.

Local amenities include Tesco Metro, Everyman Cinema, New Barnet Leisure Centre, and an array of shops, cafés, and restaurants in both High Barnet and Totteridge & Whetstone town centres.

- **SPLIT LEVEL TOP FLOOR FLAT**
- **THREE BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **BEDROOM SUITE WITH SITTING AREA & EN-SUITE**
- **FOUR PIECE BATHROOM**
- **PRIVATE GARDEN**
- **GARAGE**
- **GRAVELED PARKING FOR TWO CARS**
- **OWN ENTRANCE**

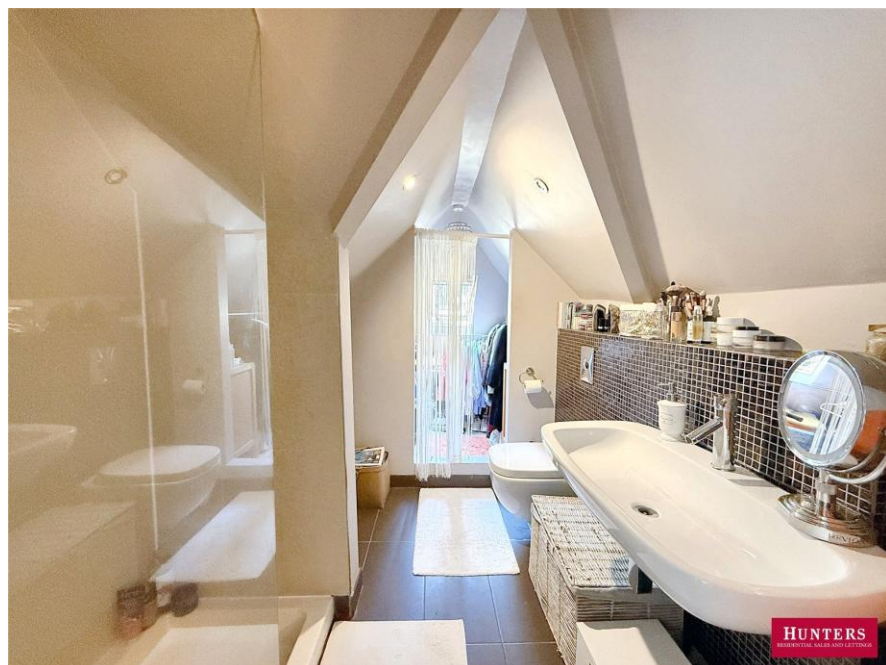
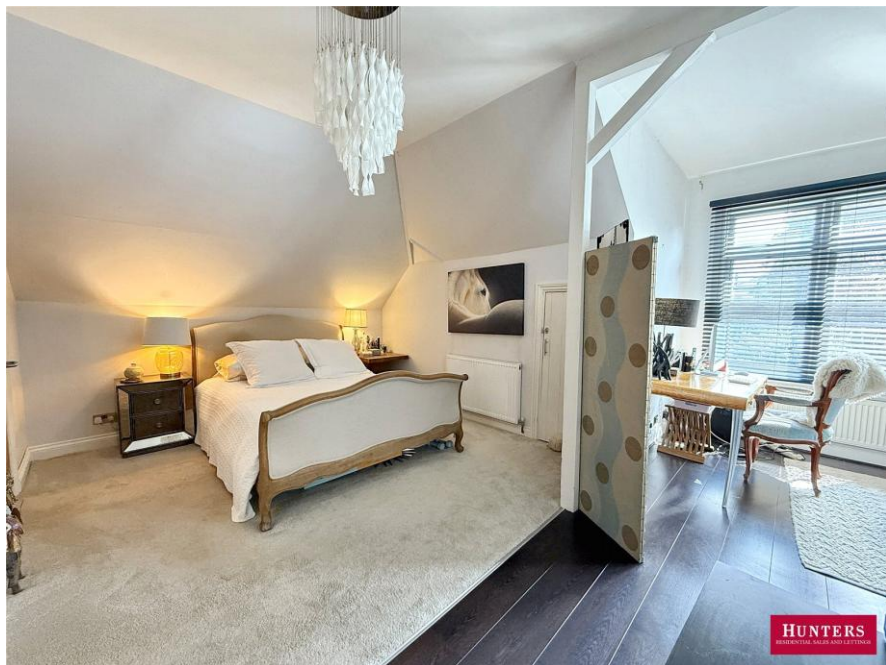




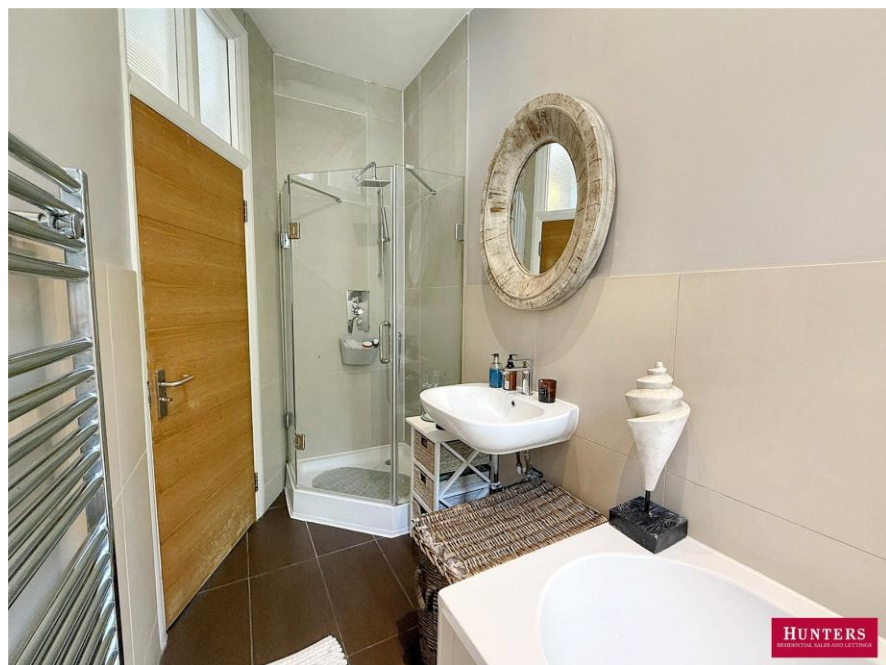
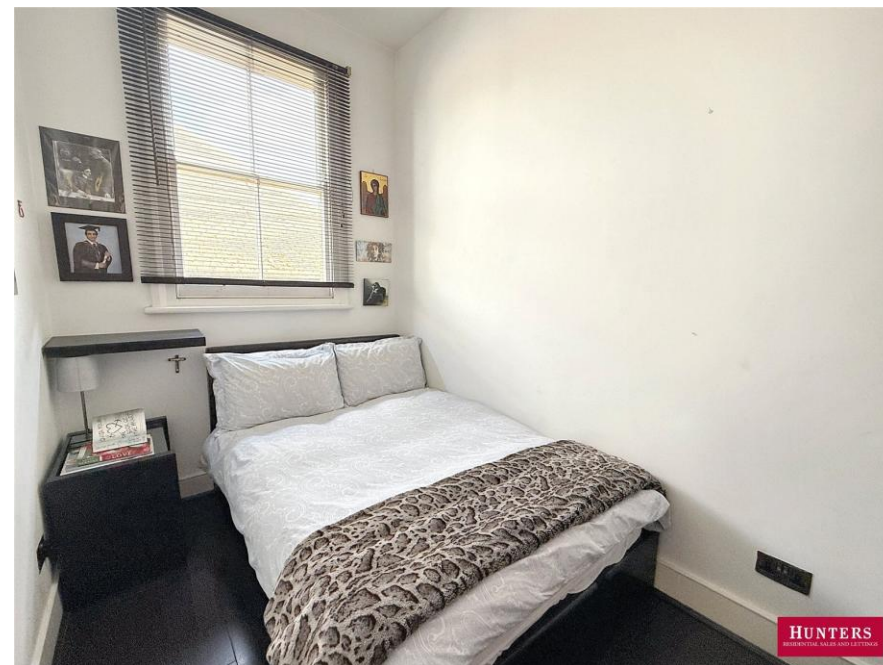
















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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: BRN250295**