



Station Road

New Barnet, Barnet, EN5 1QB

Guide Price £280,000



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* CHAIN FREE *

A recently refurbished two-bedroom, second-floor apartment situated within a purpose-built development. Ideally positioned for commuters, the property is approximately 0.4 miles from New Barnet Mainline station, offering direct access to central London including Moorgate and King's Cross. In addition, High Barnet Underground is a short distance, approximately 0.5 miles away, providing a convenient link to the Northern Line.

The property is bright and feels spacious, opening into a welcoming entrance hall with plenty of storage. There are two well-proportioned bedrooms. Both bedrooms enjoy attractive views over the communal gardens, with the principal bedroom also benefiting from fitted wardrobes. This modern accommodation delivers practical living space with an open-plan kitchen/living area and a family bathroom.

The residence is sheltered at the front by a mature approach with communal parking at the front & rear. Excellent transport links, local amenities, leisure facilities, cafes and restaurants are all nearby.

TENURE : Leasehold

SERVICE CHARGE : £1,500/annum

GROUND RENT : £200/annum

TERM : 83 years remaining

BARENT COUNCIL TAX BAND : C

EPC : C





Entrance Hallway

Bedroom Two

6'2 x 11'5 (1.88m x 3.48m)

Bedroom One

10'7 x 12'9 (3.23m x 3.89m)

Family Bathroom

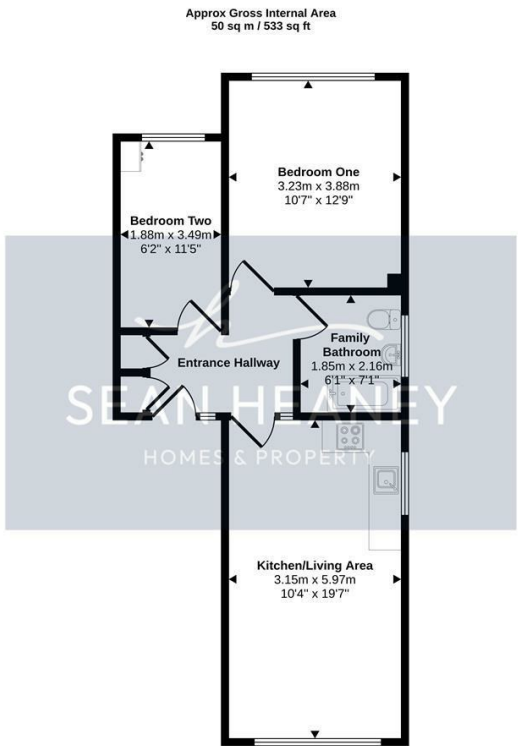
6'1 x 7'1 (1.85m x 2.16m)

Kitchen/Living Area

10'4 x 19'7 (3.15m x 5.97m)



Floor Plan



Floorplan

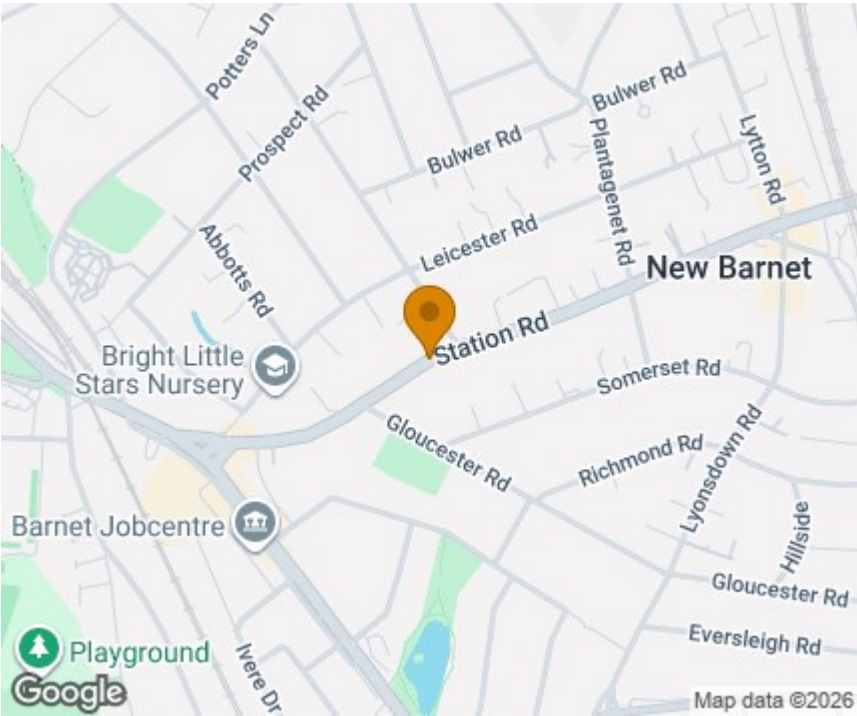
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

