



Whitegates, Station Rd, New Barnet, EN5

Offers in excess of: £300,000

Leasehold

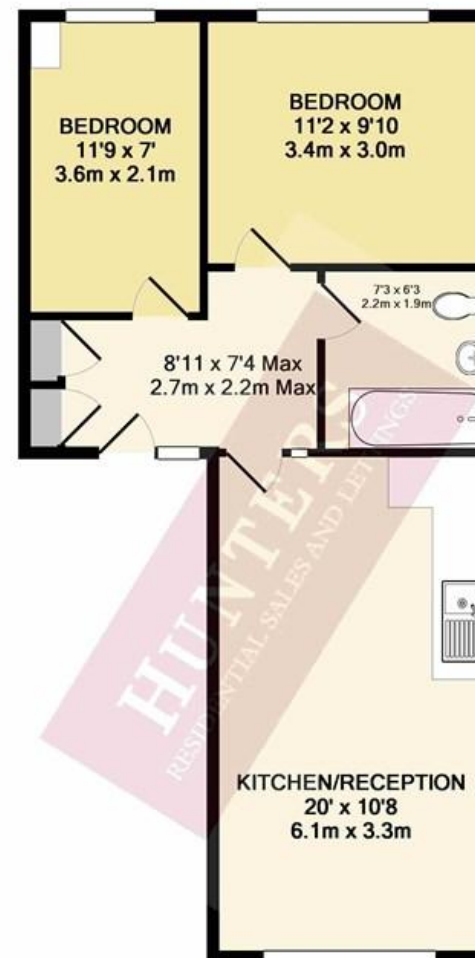
Whitegates, 100 Station Rd, New Barnet, Hertfordshire, EN5

This purpose built second floor flat is ideally located within easy reach of High Barnet Underground Station and New Barnet Mainline Station, offering direct connections to London's West End and the City. A range of local shops and amenities are close by, including the Everyman Cinema, Barnet's recently opened leisure centre in Victoria Park, and High Barnet Town Centre, which is less than a mile away.

The accommodation comprises an entrance hall with excellent storage space, a bright front-aspect reception room with an open-plan kitchen featuring quartz worktops, a double bedroom with fitted wardrobes, a separate study/guest bedroom, and a modern white three-piece bathroom with a window.

Externally, residents benefit from a large communal garden, while parking is available to both the front and rear of the development.

- **SECOND FLOOR FLAT**
- **PARKING TO REAR**
- **BEDROOM**
- **STUDY**
- **RECEPTION ROOM**
- **OPEN PLAN KITCHEN**
- **THREE PIECE BATHROOM**
- **CHAIN FREE**
- **COUNCIL TAX BAND C**



TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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: BRN160101