

# HUNTERS

RESIDENTIAL SALES AND LETTINGS



**Station Road, New Barnet, EN5**

**Asking Price: £395,000**

*Leasehold*

# Station Road, Barnet, EN5

A stunning chain free penthouse apartment with wrap around terrace providing spectacular surrounding views and secure gated allocated parking all within moments of transport and leisure facilities.

Ideally situated for a commute with New Barnet Mainline station within a few minutes' walk providing direct links to London's Kings Cross and Moorgate Stations and with High Barnet Northern line Underground within a mile. A number of local shops & leisure facilities nearby include a Sainsburys supermarket, New Barnet's recently opened leisure centre, PureGym and Everyman cinema all within a short walk.

The sixth floor apartment in this modern development with lift service provides light and spacious living accommodation featuring a superb living room with full drop glazed patio door to terrace, open plan kitchen with integrated appliances, quartz topped work surfaces, island with breakfast bar and further glazed door to terrace. A double bedroom features a full drop corner window and walk in wardrobe, a three piece bathroom with wall mounted taps and combined bath/shower, L-shaped entrance hall, 100meg internet service and zonal underfloor heating throughout.

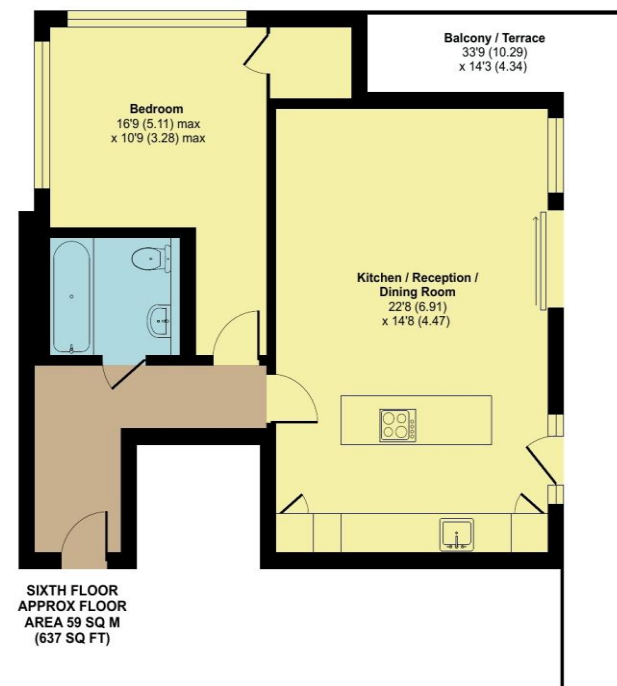
- **PENTHOUSE APARTMENT**
- **WRAP AROUND TERRACE WITH STUNNING VIEWS**
- **SECURE GATED PARKING**
- **LIGHT & SPACIOUS RECEPTION**
- **FITTED OPEN PLAN KITCHEN**
- **BEDROOM**
- **BATHROOM**
- **UNDERFLOOR HEATING THROUGHOUT**
- **COUNCIL TAX BAND D**
- **+114 LEASE - SERVICE CHARGE £2,280 PA**
- **GROUND RENT £303 PA**



## Station Road, Barnet, EN5

Approximate Area = 637 sq ft / 59 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Hunters Property Group. REF: 868607











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

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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: BRN220204**