



Park Road, New Barnet, Barnet, EN4

Asking Price: £495,000
Leasehold

This impeccably presented and stylish three bedroom first floor apartment benefits from an allocated parking space and enjoys convenient access to the vibrant amenities of New Barnet and Cockfosters High Street. Residents can take advantage of an excellent selection of shops, cafés, bars, restaurants, leisure facilities, and transport links, all within easy reach.

The accommodation is arranged around a split-level entrance hall, thoughtfully enhanced with concealed lighting. A standout feature of the property is the impressive full width rear facing reception room, offering ample space for both comfortable lounge seating and a generous dining area. A bespoke built in bench seat adds character and practicality, while both areas enjoy attractive views over the well maintained communal garden.

The contemporary open plan kitchen is fitted with integrated appliances and a breakfast bar, creating a sociable and functional space ideal for everyday living and entertaining.

The principal bedroom is positioned at the front of the property and benefits from a luxurious en-suite shower room. Two further bedrooms are served by a three-piece family bathroom.

Excellent transport connections are close at hand, with New Barnet Mainline Station and Cockfosters Underground Station (Piccadilly Line) providing fast and convenient access to Central London, the West End, and the City.

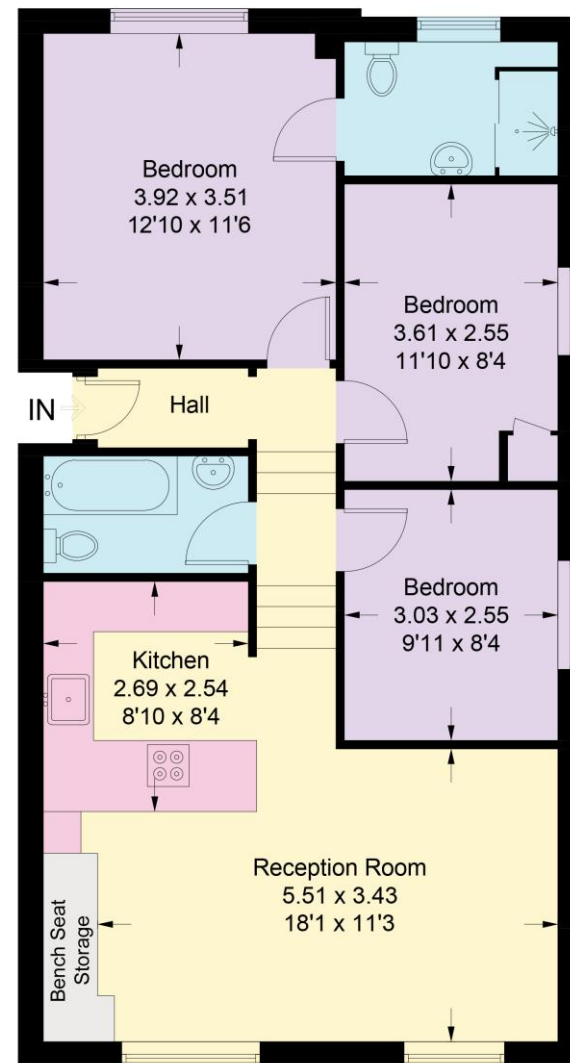
A range of local amenities, including Sainsbury's, Aldi, and the New Barnet Leisure Centre, are all within easy reach.

This exceptional property is ideal for buyers seeking a bright, spacious, turn-key home in a desirable location, combining excellent transport links with an abundance of local amenities.

- **FIRST FLOOR FLAT**
- **THREE BEDROOMS**
- **EN-SUITE SHOWER ROOM**
- **THREE PIECE BATHROOM**
- **LOUNGE/DINER**
- **FITTED KITCHEN**
- **ALLOCATED PARKING SPACE**
- **COMMUNAL GARDEN**

4, 71 Park Road

Approximate Gross Internal Area = 74.5 sq m / 801 sq ft





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
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: BRN230011

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