**Station Road, Barnet, EN5**

**Asking Price: £318,500**

*Leasehold*

# Station Road, Barnet, EN5

A well presented third floor flat with balcony and secure gated allocated parking within moments of transport and leisure facilities.
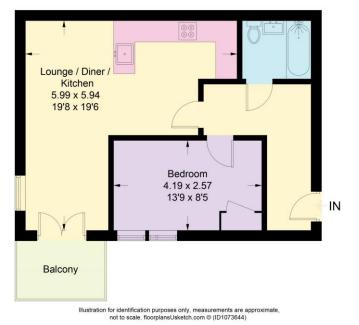
The development comes with lift service and accommodation comprises a spacious lounge/diner with rear aspect doors a South East facing balcony, fitted kitchen with integrated appliances, quartz topped work surfaces and breakfast bar, bedroom and three piece bathroom with combined bath and overhead shower.

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.

- **THIRD FLOOR FLAT WITH BALCONY**
- **MOMENTS FROM NEW BARNET STATION**
- **LIFT SERVICE**
- **SECURE GATED PARKING**
- **LOUNGE DINER**
- **FITTED KITCHEN**
- **BEDROOM**
- **THREE PIECE BATHROOM**
- **116+ LEASE TERM**
- **SERVICE CHARGE £1800 INC GROUND RENT**
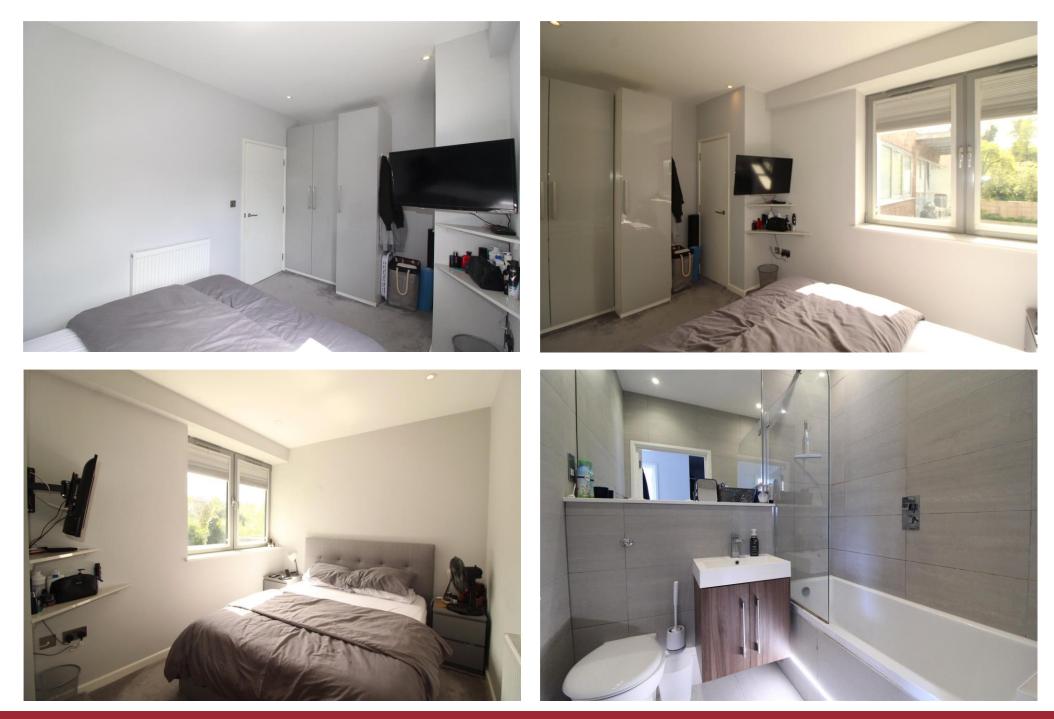- **COUNCIL TAX BAND D**

**Flat 31, 21 Station Road**

Approximate Gross Internal Area = 48.5 sq m / 522 sq ft

Lounge / Diner / Kitchen
5.99 x 5.94
19'8 x 19'6

Bedroom
4.19 x 2.57
13'9 x 8'5

IN

Balcony

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073644)

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England, Scotland & Wales** — EU Directive 2002/91/EC

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