



**Station Road, New Barnet, Barnet, EN5**

**Guide price: £450,000.**

*Leasehold*



# Station Road, New Barnet, Barnet, EN5

A spacious ground floor two-bedroom maisonette with direct access to a private garden and easy access to local amenities and New Barnet rail station and High Barnet underground.

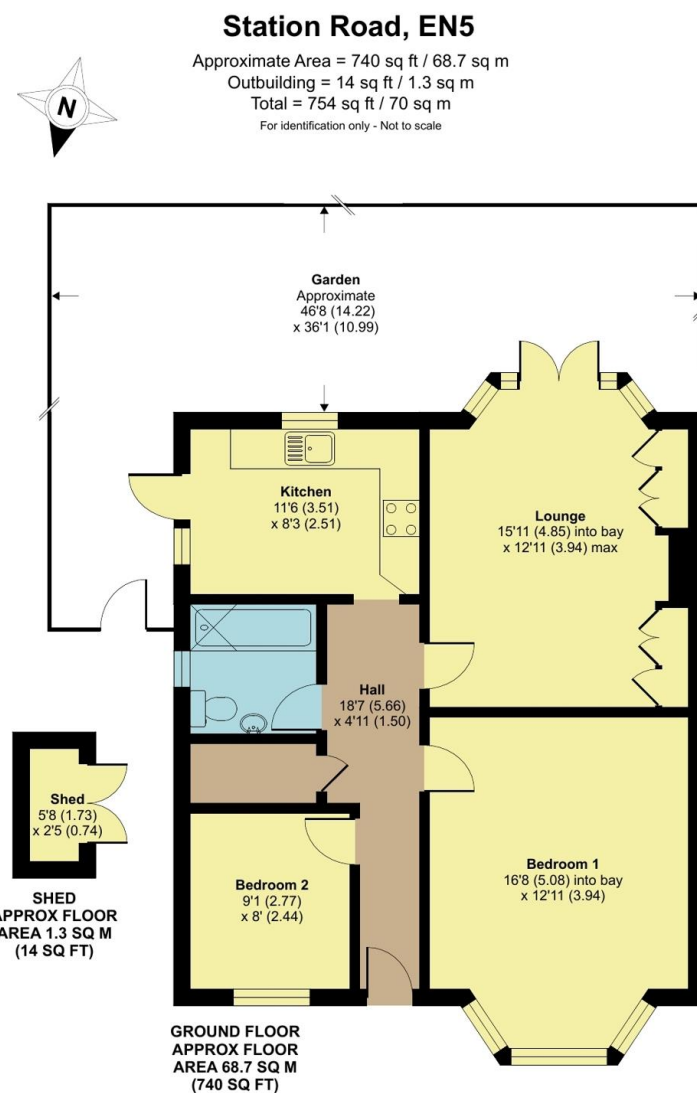
The property is in need of cosmetic modernisation and is being offered on a leasehold with 102 years remains on the lease and is being sold chain free.

The property offers two double bedrooms, a spacious front facing reception room, a separate family bathroom and large kitchen with access onto a private garden with wood decking leading on to grass area with shrub borders.

The property is ideally situated for New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations and High Barnet Northern Line Underground. Easy access to a number of local shops and leisure facilities nearby includes Tesco Metro in Greenhill Parade, Sainsburys supermarket, an Everyman cinema, Pure Gym and New Barnet's recently opened leisure centre with pool and library.

Leasehold: 102 years' remaining  
Service Charge (per annum): £500.00

- **GROUND FLOOR MASONETTE**
- **TWO BEDROOMS**
- **LARGE KITCHEN**
- **SEPERATE THREE PIECE BATHROOM**
- **PRIVATE GARDEN**
- **FRONT COMMUNIAL GARDEN**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED WINDOWS**
- **LEASEHOLD**
- **CHAIN FREE**



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1188172













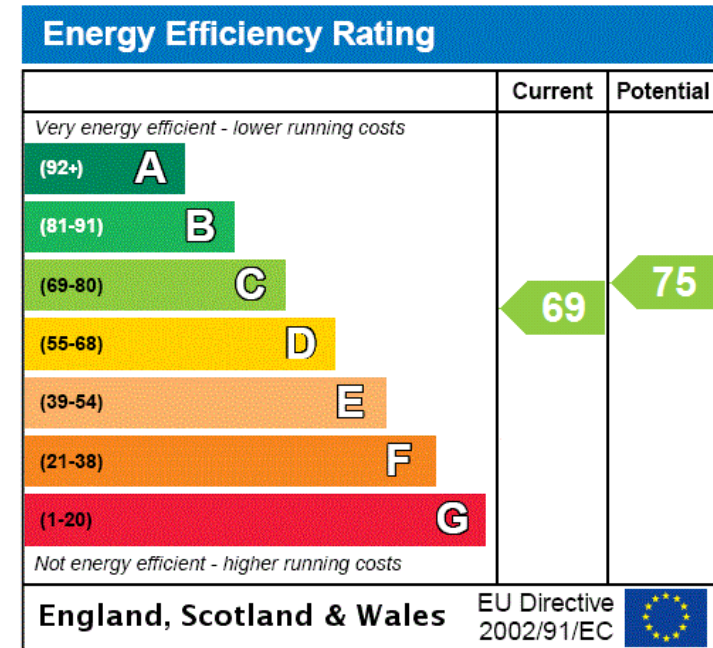




## Hunters Barnet

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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: **BRN240363**