



Station Road, Barnet, EN5

Asking Price: £375,000

Leasehold

Station Road, Barnet, EN5

This beautifully presented two-bedroom, second-floor flat boasts a South West-facing balcony, allocated parking space, and is located just moments from New Barnet Station.

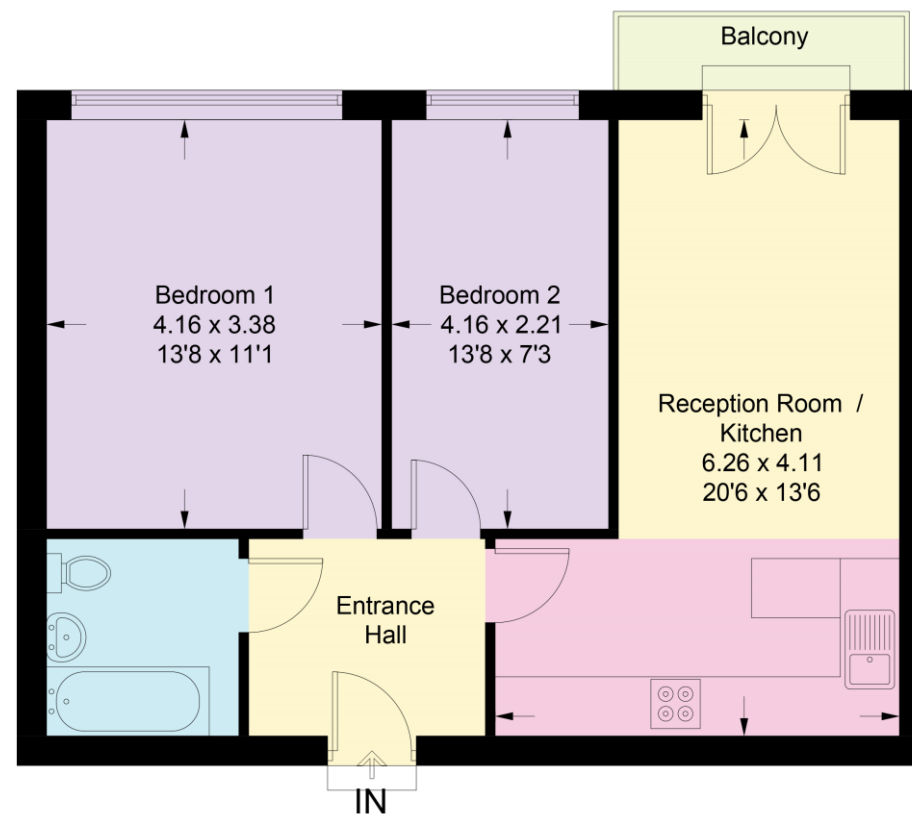
Accessed via stairs or a lift to the second floor, the property offers modern living accommodation, featuring an entrance hall, a reception room with balcony access, a fully equipped open-plan kitchen with quartz countertops, a breakfast bar, and integrated appliances. Additionally, there are two double bedrooms and a stylish three-piece bathroom.

Perfectly positioned for commuters, New Barnet Mainline Station is just a short walk away, offering direct links to London's Kings Cross and Moorgate Stations, while High Barnet Underground Station is on

- **SECOND FLOOR PURPOSE BUILT FLAT**
- **LIFT SERVICE**
- **TWO DOUBLE BEDROOMS**
- **GATED ALLOCATED PARKING SPACE**
- **RECEPTION ROOM**
- **BALCONY**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**



Approximate Gross Internal Area = 54.1 sq m / 582.5 sq ft



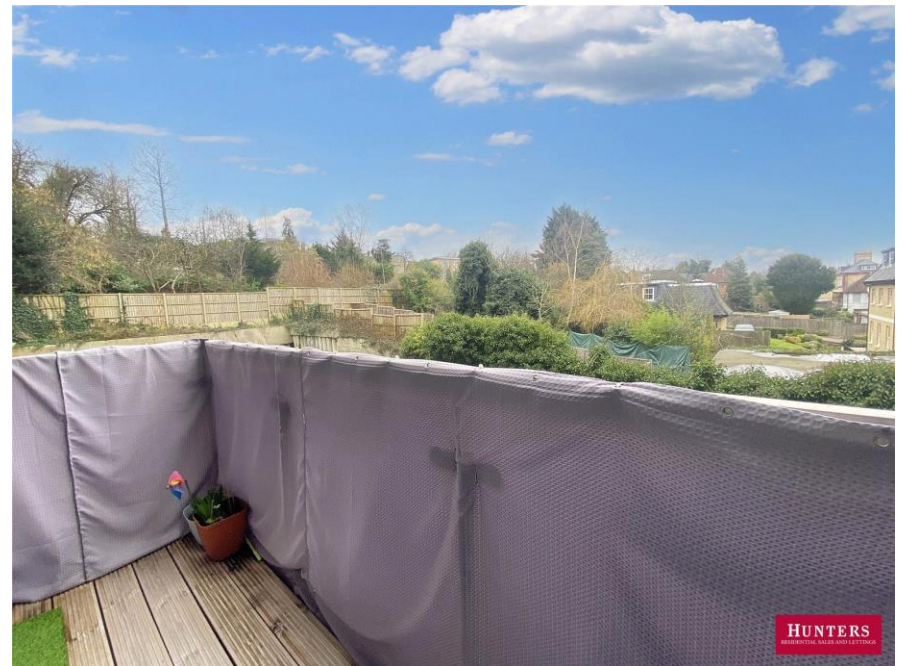
Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169943)












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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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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: **BRN250036**