



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

**Offers in excess of: £425,000**

*Leasehold*



# Station Road, New Barnet, Barnet, EN5

This CHAIN-FREE two-bedroom ground floor maisonette boasts its own private 42ft South-facing rear garden and is ideally located for easy access to both underground and mainline stations.

The property features a private front entrance leading into a hallway, offering a spacious rear-facing living room and a separate kitchen, both with direct access to the garden. It also includes two well-sized bedrooms and a shower room. The rear garden is complete with a patio and lawn area.

The maisonette is just a few minutes' walk from New Barnet Mainline Station, providing direct connections to London's Kings Cross and Moorgate stations. High Barnet's Northern Line Underground station is also nearby. Local amenities include a Tesco Metro store, Everyman cinema, PureGym, and New Barnet's leisure centre with a swimming pool.

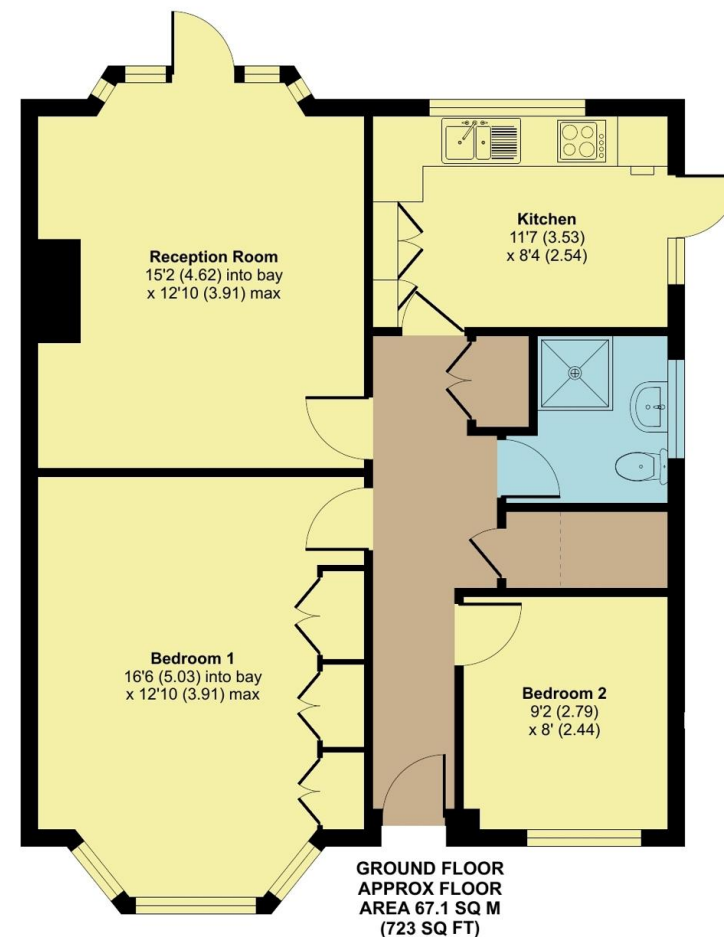
- **GROUND FLOOR MAISONETTE**
- **TWO BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN**
- **SHOWER ROOM**
- **OWN ENTRANCE**
- **42ft SOUTH FACING REAR GARDEN**
- **LAWNED FRONT GARDEN**
- **CHAIN FREE**



## Eysham Court, Station Road, New Barnet, Barnet, EN5

Approximate Area = 723 sq ft / 67.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2025. Produced for Hunters - Barnet & Whetstone. REF:1249717







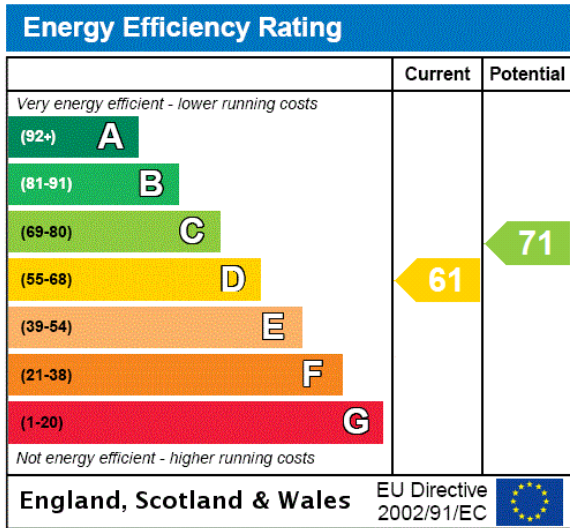












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### Disclaimer

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: **BRN250049**