



Station Road
New Barnet, EN5 1PT
£695,000

Sean Heaney
HOMES & PROPERTY



Station Road

New Barnet, EN5 1PT

Situated in a prime location, this **STYLISH GARDEN MAISONETTE** offers the perfect blend of convenience and tranquillity. With easy access to local amenities, **GOOD & OUTSTANDING SCHOOLS**, and transport links, including **NEW BARNET MAINLINE**, giving direct access to **KINGS CROSS & MOORGATE** and **HIGH BARNET UNDERGROUND** (Northern Line) within close proximity, this residence also offers an **IDEAL SETTING FOR THE COMMUTER**.

The stunning conversion retains period features with imposing high ceilings, cornice detail and fireplace. The versatile accommodation throughout is well designed and benefits from duplex living, natural light and a welcoming entrance. The first floor comprises; hallway, good size kitchen with dining area, **EXTENSIVE LIVING ROOM**, two **LARGE DOUBLE BEDROOMS** and a family bathroom (with **BATH & SHOWER**). The beautifully designed **BOUTIQUE APARTMENT** extends to a second floor, revealing an elegant suite with a **FURTHER PRINCIPAL BEDROOM**, living area, walk-in wardrobe and en-suite.

This property benefits further from a **SOUTHERLY ASPECT SECLUDED PRIVATE GARDEN**, off-street parking, **GARAGE**, as well as **LOCAL SHOPPING & LEISURE FACILITIES**, cafes and restaurants. You'll find everything you need just a stone's throw away.

EPC : To follow

BARNET COUNCIL TAX BAND : D

TENURE : Leasehold

* long lease 979 years remaining *





FIRST FLOOR

Entrance

Hallway

Reception Room

14'11 x 14'2 (4.55m x 4.32m)

Bedroom 3

11'5 x 6'5 (3.48m x 1.96m)

Bedroom 2

14'9 x 11'1 (4.50m x 3.38m)

Kitchen

11'10 x 11'3 (3.61m x 3.43m)

Seating Terrace

Family Bathroom

12'3 x 4'8 (3.73m x 1.42m)

SECOND FLOOR

Bedroom Suite

15'2 x 11'2 (4.62m x 3.40m)

Suite Area

11'5 x 11'1 (3.48m x 3.38m)

En-suite

7'3 x 6'11 (2.21m x 2.11m)

Dressing Area

Eaves/Storage

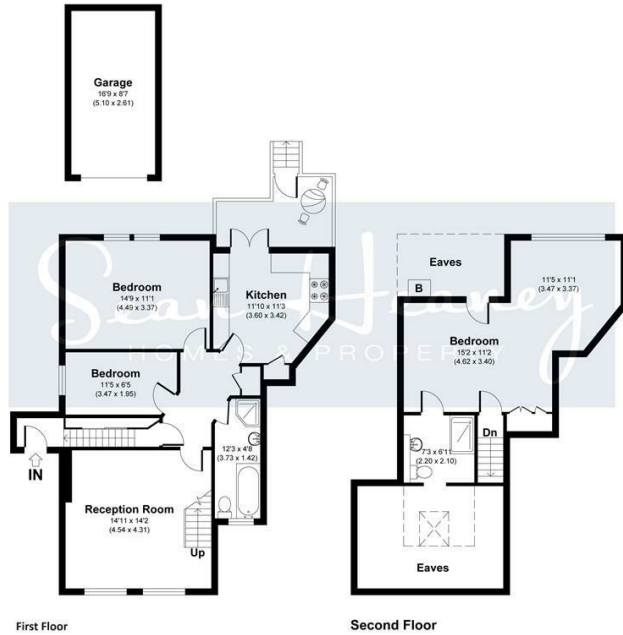
GARDEN

29'2 x 25'3 (8.89m x 7.70m)

GARAGE

16'9 x 8'7 (5.11m x 2.62m)

Floor Plan



Warwick Court, EN5

APPROXIMATE GROSS INTERNAL AREA 1245 SQ FT / 115.70 SQ M EXC. EAVES
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Viewing

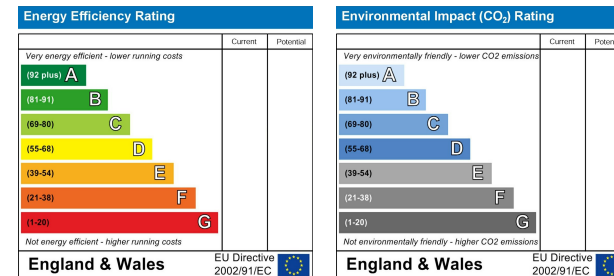
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph



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