

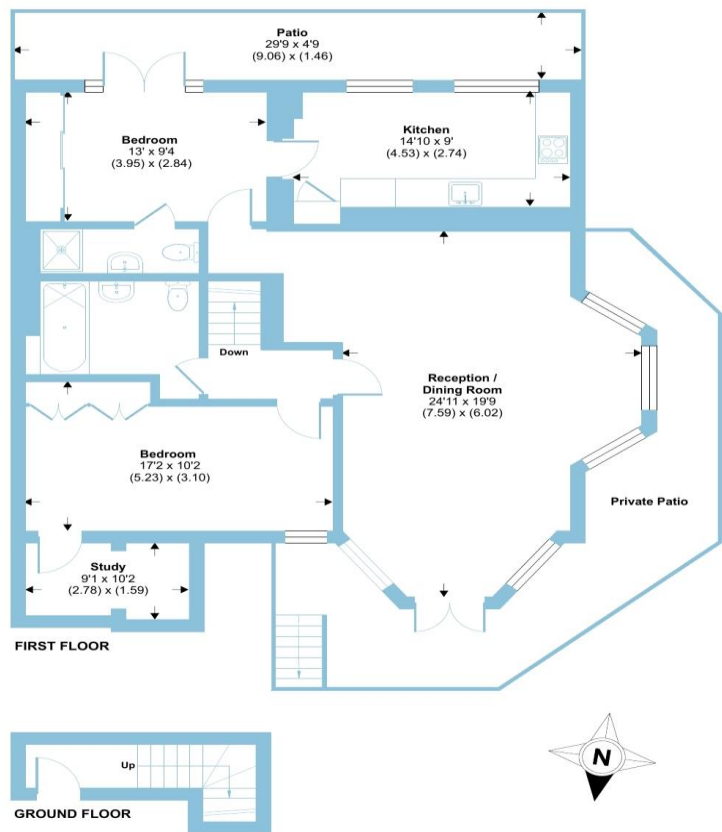


Phoenix Court Station Road, Barnet EN5 1PH

Station Road, New Barnet, Barnet, EN5

Approximate Area = 1079 sq ft / 100.2 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). © richcom 2025. Produced for Barnard Marcus. REF: 1296582

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welcome to Phoenix Court Station Road, Barnet

- Share of Freehold
- Two Double Bedrooms
- 0.1 miles to New Barnet Station

Tenure: Leasehold

EPC Rating: C

- Allocated Parking
- Period Conversion

Council Tax Band: E Service Charge: 2100.00

Ground Rent: Ask Agent

£515,000



Set on the Lower Ground floor within this prestigious Victorian Conversion block in the heart of New Barnet is this two bedroom home. Externally this residence has well-tended landscaped communal gardens and one allocated parking space. Set within this stunning Victorian Conversion situated only moments from New Barnet Station is this luxurious two-bedroom Lower Ground floor apartment. This high-spec spacious home comprises of good-sized bedrooms, One with Ensuite, a large diner/living space with a spacious separate kitchen and modern bathroom. The property is well laid out, thoughtfully designed and benefits from a Patio with direct access from the Living area of this home, also a terrace with access from the Kitchen. The built-in appliances and fittings in the kitchen are finished to a high standard. New Barnet Train Station is located 0.1 miles away with High Barnet Tube Station located 0.8 Miles away.

New Barnet owes its conception to the building of the Great Northern Railway in 1850, when a station serving High Barnet was built, but located about a mile away from the town centre of High Barnet, so that this 'new' area quickly saw development. The main road (A110), Station Road and East Barnet Road, connects Barnet to East Barnet and is well served by buses.

view this property online barnardmarcus.co.uk/Property/WTS107353

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

WTS107353 - 0003

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