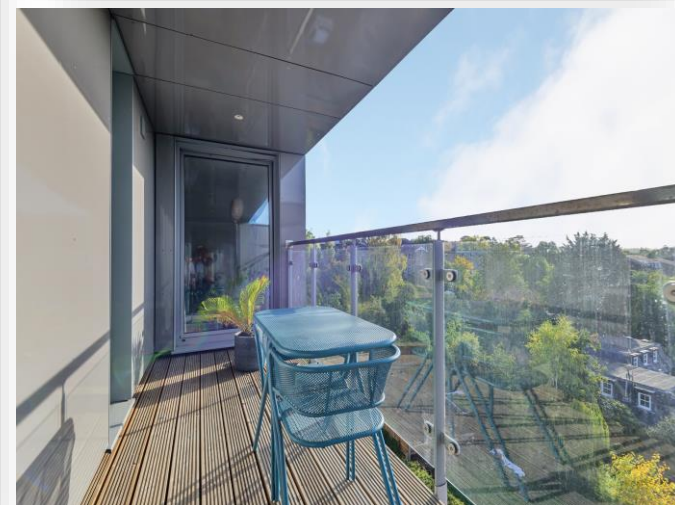


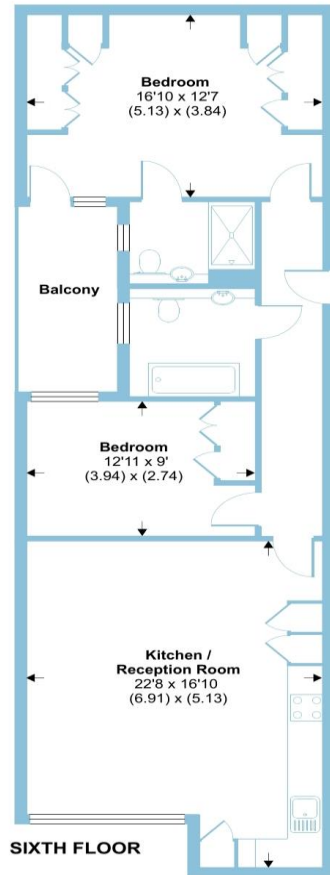


Station Road, Barnet EN5 1PL

Station Road, Barnet, EN5

Approximate Area = 877 sq ft / 81.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Barnard Marcus. REF: 911852



welcome to Station Road, Barnet

- Penthouse Flat
- Secure Allocated Parking
- Private Balcony

Tenure: Leasehold

EPC Rating: C

- New Barnet Train Station 0.1 Miles
- Two Bedroom Two Bathroom

Council Tax Band: E Service Charge: 3500.00

Ground Rent: 512.00

offers in excess of **£450,000**



Situated on the top floor is this spacious and well-presented home comprising of two good-sized bedrooms and living area. You will also find a well-designed bathroom and large fitted kitchen. The property is in close proximity to local shops and amenities and transport links.

Having a real sense of comfortable living, this apartment benefits from a spacious and well-proportioned fitted open plan kitchen/reception room. It also offers two generous-sized double bedrooms and well-designed bathrooms (one ensuite). The private balcony views are unobstructed as you look towards High Barnet. The property has secured allocated parking and benefits from security phone entry system. With good transport connections within close proximity, this property could appeal to buyers needing to commute to Central London, or perhaps it could suit those looking to get on the property ladder, or alternatively searching for an investment opportunity. Ready to move straight into, viewings are highly recommended. New Barnet Station 0.1 Miles away and High Barnet Tube Station 0.8 Miles away.

view this property online barnardmarcus.co.uk/Property/WTS107477

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107477 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk