



**102 Station Road**

**New Barnet, EN5 1QA**

**£435,000**





# Welcome to 102 Station Road

New Barnet, EN5 1QA

Nestled on Station Road in the desirable area of New Barnet, this purpose built flat offers a perfect blend of modern living and convenience. Situated on the second floor, this delightful two bedroom apartment boasts two good size bedrooms with modern bathrooms.

As you enter, you are welcomed into a spacious lounge that is bathed in natural light, providing a warm and inviting atmosphere. The lounge extends to a charming balcony, perfect for enjoying your morning coffee or unwinding after a long day. The modern kitchen is equipped with contemporary fittings, ensuring that cooking and entertaining are a pleasure.

The property benefits from a lift in the building, adding to the ease of access, particularly for those who may prefer to avoid stairs and parking to the rear. Both bedrooms are generously sized, offering ample space for relaxation and rest. The bathrooms are tastefully designed, featuring modern fixtures that enhance the overall appeal of the apartment.

Length of lease: 130 years

Service Charges: £3,000 per annum

Ground Rent: £380 per annum

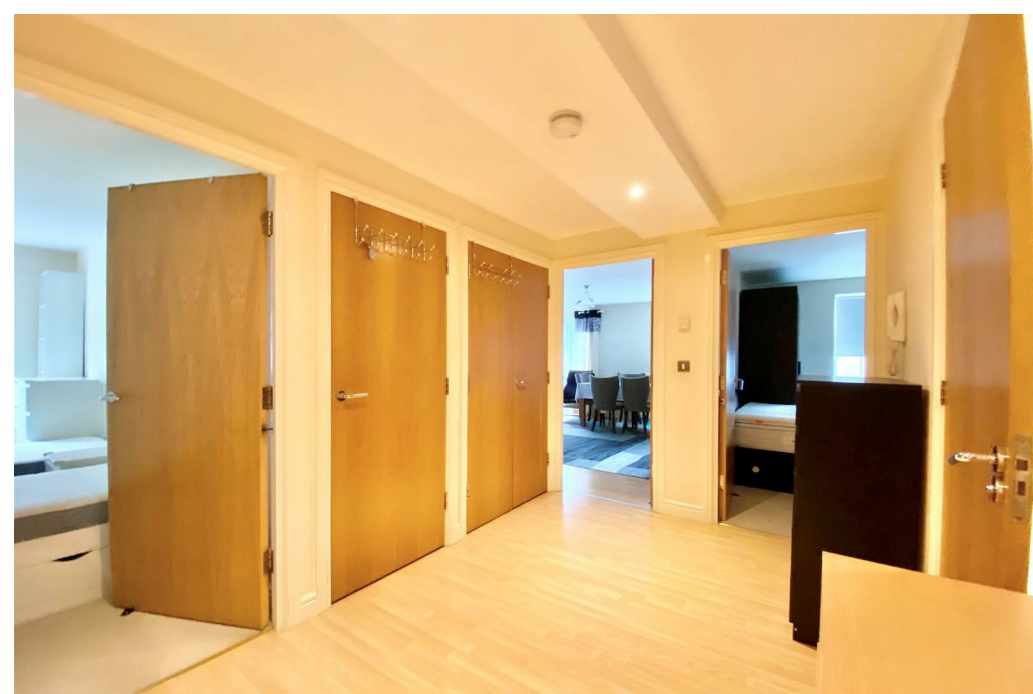
Council tax: Barnet Council - Council Tax Band D











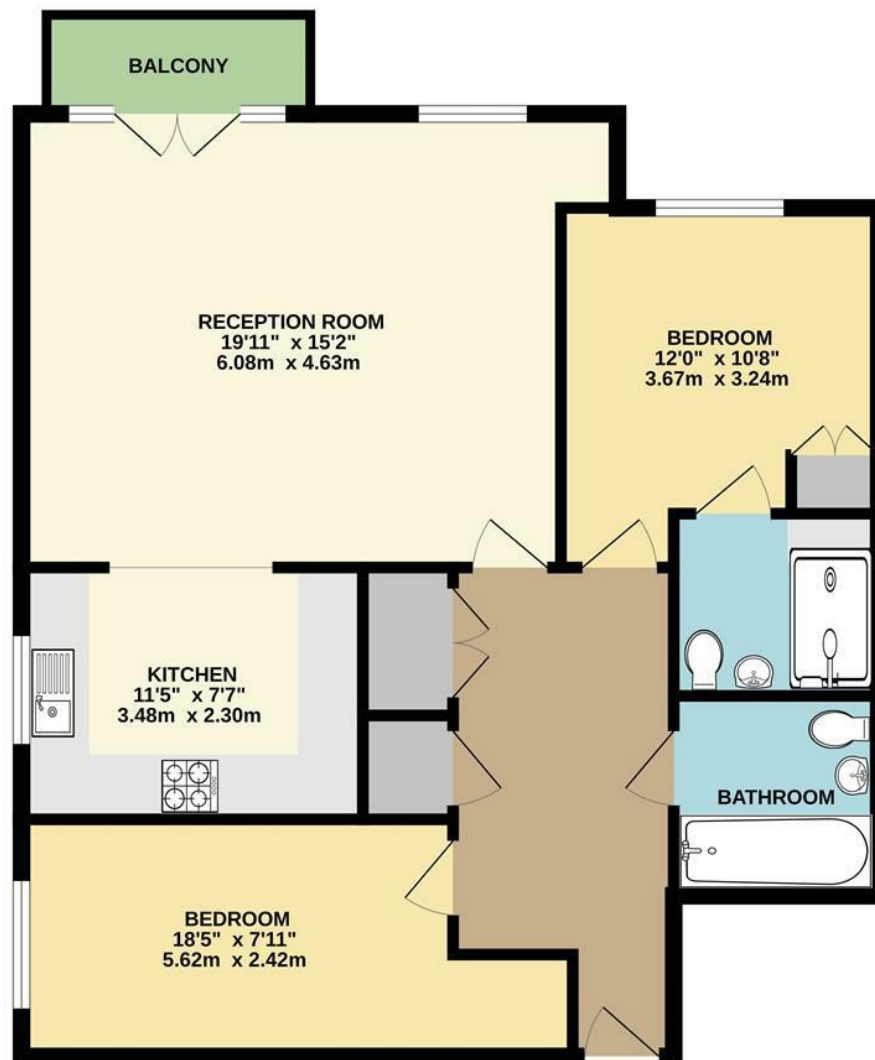






# Floor Plan

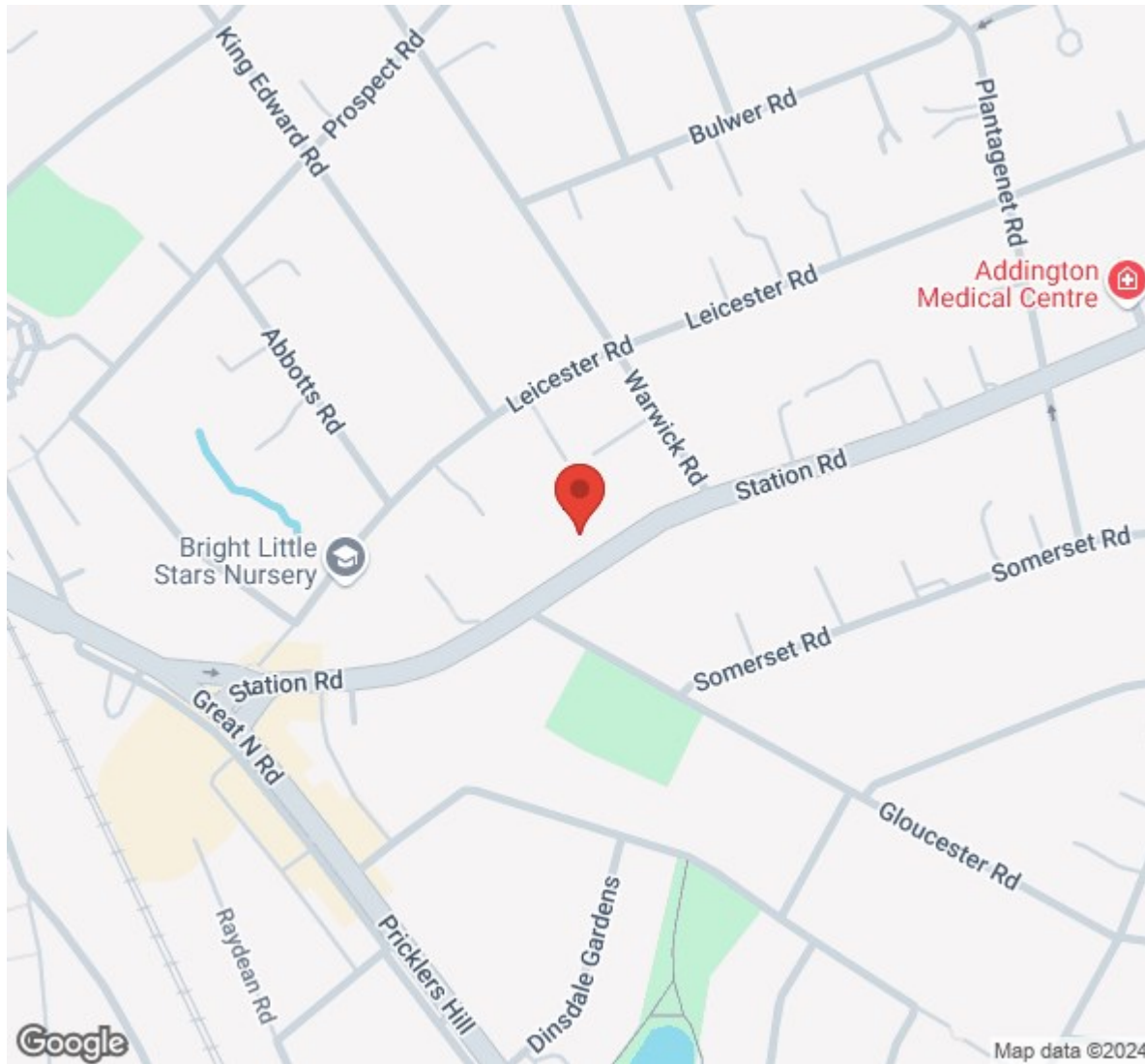
2ND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

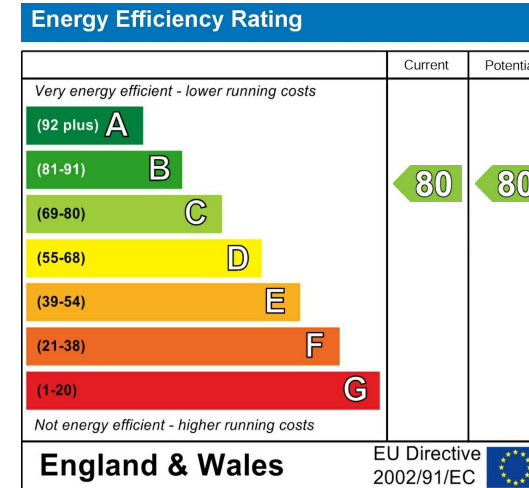
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## Aleco Estate Agents

256 East Barnet Road, East Barnet, Hertfordshire, EN48TD

Tel: 02084498808 Email: [info@alecoestates.com](mailto:info@alecoestates.com) Website: [www.alecoestates.com](http://www.alecoestates.com)

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