



## PARK ROAD, EN4 9TD



**£245,000 Leasehold**

- SECOND FLOOR FLAT
- RECEPTION ROOM
- BATHROOM
- ALLOCATED PARKING SPACE
- DOUBLE BEDROOM
- KITCHEN
- COMMUNAL GARDENS



Property Details

Posioneded in the heart of NewBarnet on Park Road, this charming top-floor flat offers a delightful living experience. As a purpose-built property, it boasts a well-designed layout that maximises space and comfort. The flat features a cosy reception room, perfect for relaxation or entertaining guests, alongside a double bedroom that provides a peaceful retreat. The bathroom is conveniently located, ensuring ease of access.

The kitchen, though compact, is functional and well-equipped, making it ideal for preparing meals. One of the standout features of this property is the allocated parking space, a rare find in such a vibrant area.

Residents will appreciate the proximity to a variety of shops and restaurants in New Barnet, providing ample options for dining and leisure. Additionally, the nearby rail station offers excellent transport links, making commuting to central London and beyond a breeze.

This flat is perfect for first-time buyers, professionals, or those seeking a low-maintenance lifestyle in a bustling community. With its appealing location and practical amenities, this property is not to be missed.



Approximate Gross Internal Area  
40.04 sq m / 430.98 sq ft

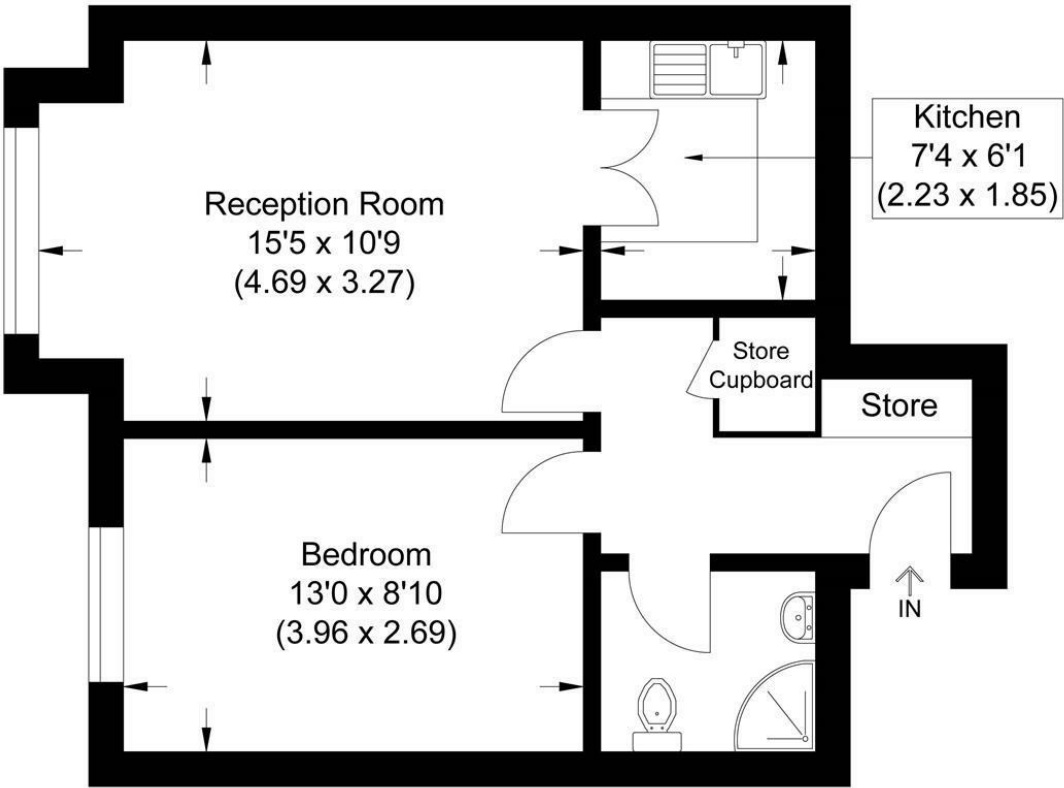


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

