



Station Road, Barnet, EN5

 1 Bedroom  1 Bathroom  1 Reception

Guide Price £325,000



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Key Features

- One Bedroom Flat
- Modern Kitchen
- Double Glazing
- Communal Garden
- Allocated Parking Space
- Chain Free

Nearest Stations

- High Barnet Station 0.5miles
- New Barnet Station 0.5miles
- Oakleigh Park Station 1.0miles

Other Information

Tenure: Leasehold
Length of Lease: 88 Years
Ground Rent: £150 pa
Service Charge: £1,050 pa



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Description

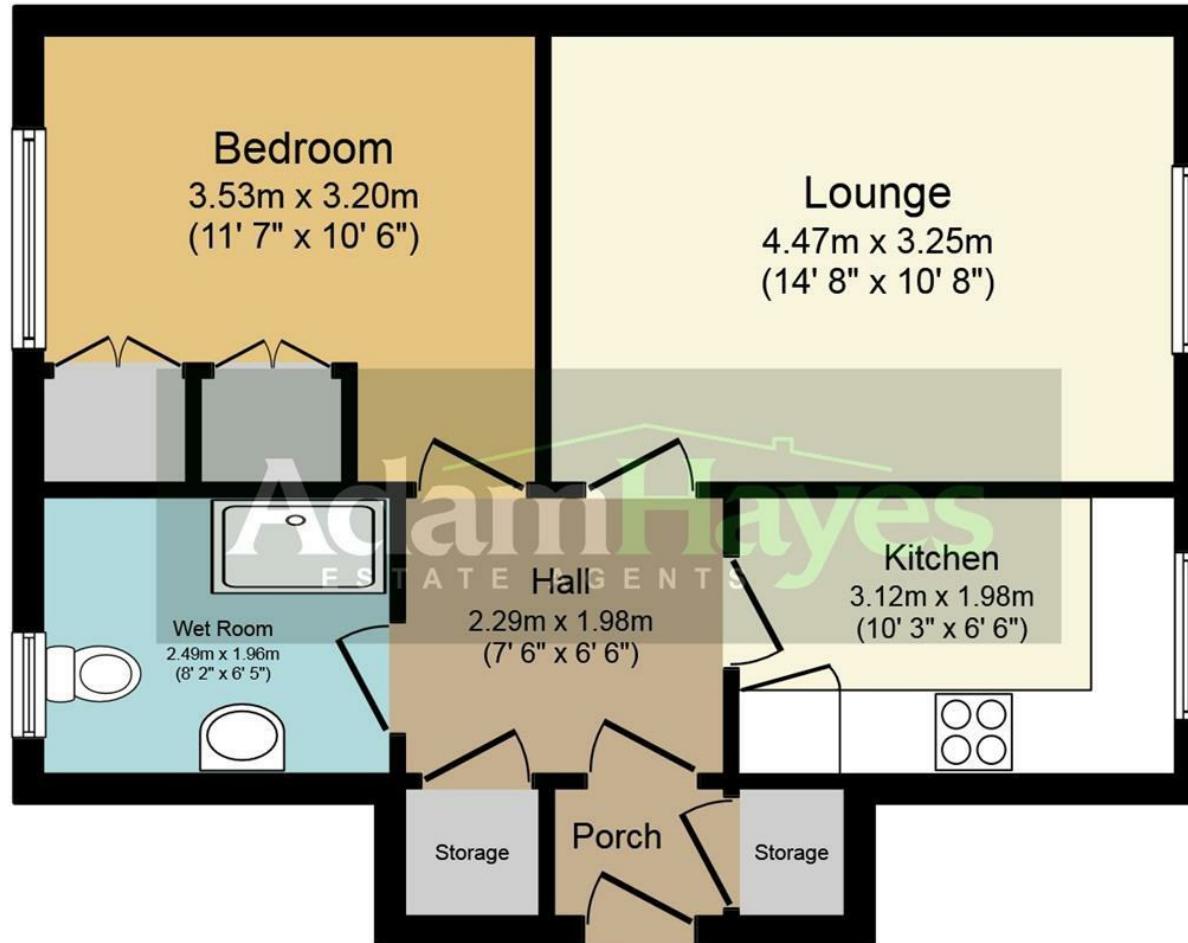
Situated in this popular development set back off Station Road is this well-presented ground floor one bedroom purpose-built apartment. Conveniently located approximately 0.5 miles from both High Barnet Underground Station and New Barnet Mainline Station, the property is ideally positioned for commuters seeking easy access into Central London, as well as first time buyers and investors alike.

The accommodation comprises an approximately 15ft reception room, a modern fitted kitchen, a well-proportioned double bedroom and a bathroom. Further benefits include double glazing, an allocated parking space and use of a large, well-maintained communal garden, along with close proximity to local shops and amenities.

To really appreciate the condition, size and location of this property, early viewings are highly recommended via vendors sole agents Adam Hayes Estate Agents.

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Floor Plan

Total floor area 46.0 sq. m. (495 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.