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Station Road
New Barnet

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Whitegates, 100 Station Road, New Barnet, EN5 1QB

NO ONWARD CHAIN Two-bedroom, second-floor apartment within a purpose built block, recently refurbished throughout. The residents of Whitegates, benefit from communal residential parking and attractive communal gardens.

Entering the apartment is the welcoming entrance hall, complete with two useful storage cupboards. To the rear of the home are two bedrooms, with the principal double bedroom benefitting from having fitted wardrobes. Both bedrooms enjoy peaceful and leafy views over the communal gardens. The accommodation continues with a fully tiled three-piece bathroom, before opening into the open-plan kitchen and living area.

Ideally positioned for commuters, the property is just 0.4 miles from New Barnet railway station, providing direct services to central London destinations including Finsbury Park, Moorgate and King's Cross. High Barnet station is approximately 0.5 miles away, offering convenient access via the Northern line.

The area is also well served by numerous bus routes and an excellent selection of local amenities, including a PureGym, Sainsbury's, Everyman cinema, local cafés, restaurants and a The Railway Bell (Wetherspoon), making this an ideal home for first-time buyers, downsizers and investors alike.





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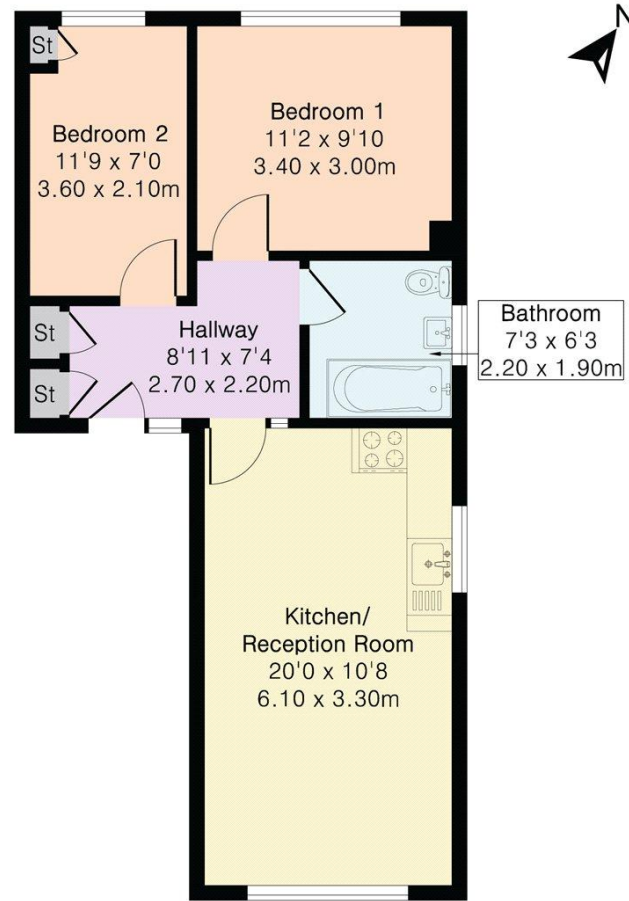


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Approximate Gross Internal Area 538 sq ft - 50 sq m



Second Floor

Local Authority: Barnet
 Council Tax band: C
 Tenure: Leasehold (89 Years)
 Service Charge: £1,500 pa
 Ground Rent: £200 pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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