



21

Station Road  
Barnet

# 21 Station Road, Barnet, EN5 1PL

£490,000

This fabulous apartment spanning over 840 SQ FT, occupies part of the sixth floor of this modern development, conveniently appointed in the heart of New Barnet. Benefiting from a security entry phone system and a passenger lift. This top floor apartment comes with balcony providing beautiful views, secure gated parking, lift service and sits moments from New Barnet mainline Station. Composed of an inviting reception hall, a fantastic integrated kitchen open-plan to a glorious living/entertaining space with full height glazing enjoying double aspect views, with doors opening onto a private adjoining decked balcony. Two delightful double bedrooms bathed in natural light with one boasting an en-suite and a chic bathroom.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. The Spires shopping centre is close with its many shopping amenities and Pure gym a stroll away. The area has many well regarded schools both private and state.





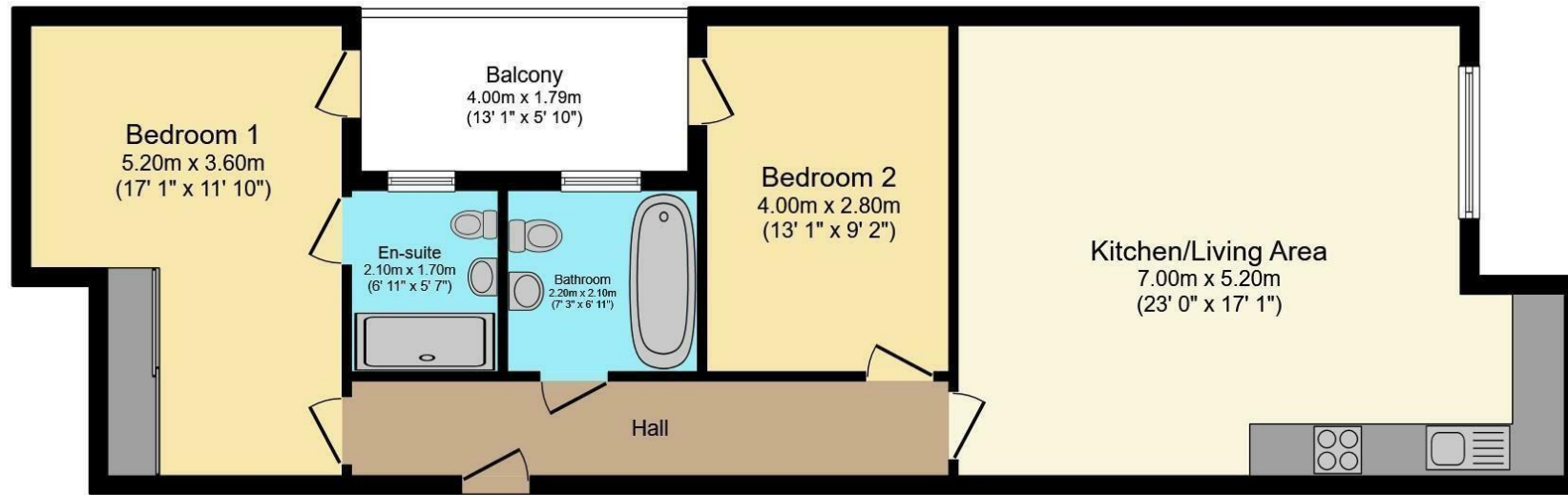









Local Authority: Barnet  
 Council Tax band: E  
 Tenure: Freehold



Total floor area 78.2 sq.m. (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

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



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## STATONS BARNET

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