

**STATONS**

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**Station Road**  
**New Barnet**





## Barnes Court, Station Road New Barnet, EN5 1QY £495,000

A bright and spacious, 2 double bedroom apartment which is located on the third floor of this popular purpose built block with lift. The property offers well planned accommodation throughout and comprises a welcoming hallway with storage cupboard, a generous reception room with front facing balcony, 2 large double bedrooms and a family bathroom complete with a shower cubicle. Externally there are well kept communal gardens, garage en bloc and ample parking.

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.

































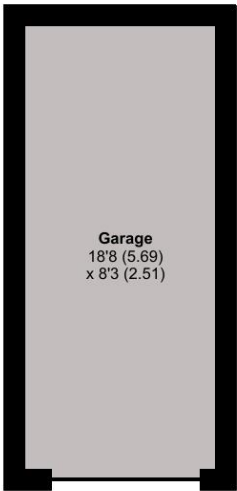
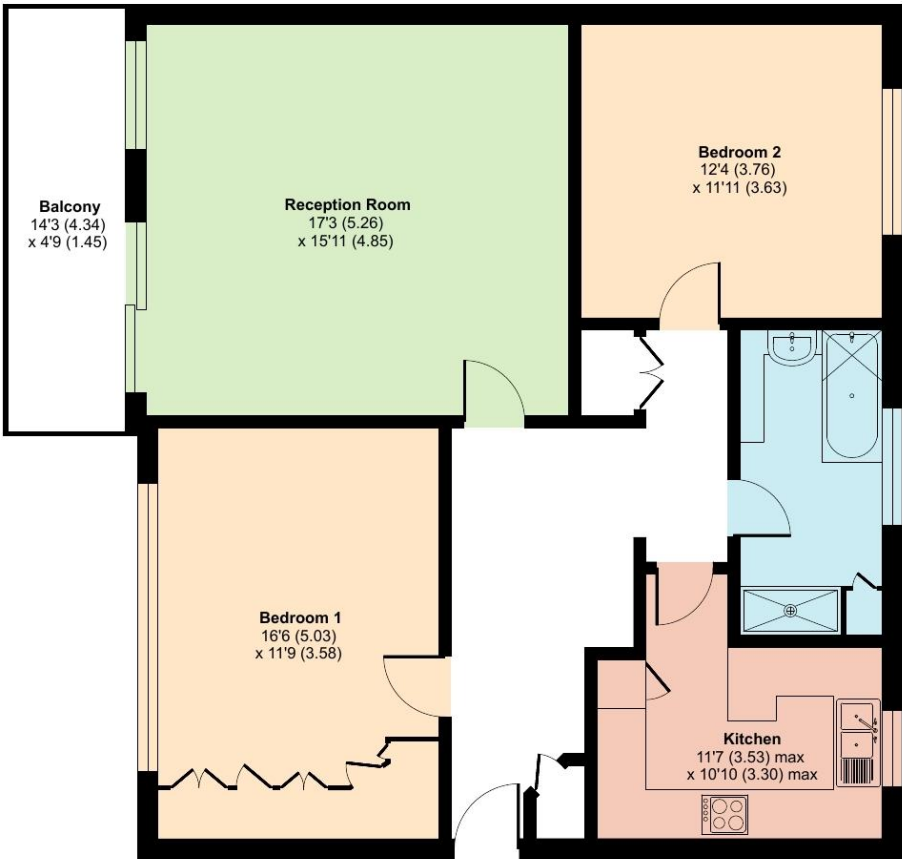


# Station Road, New Barnet, Barnet, EN5

Approximate Area = 997 sq ft / 92.6 sq m  
Garage = 155 sq ft / 14.3 sq m  
Total = 1152 sq ft / 107 sq m  
For identification only - Not to scale



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



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
Produced for Statons. REF: 1155311

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>	78	80
(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		
England, Scotland & Wales EU Directive 2002/91/EC		

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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## STATONS BARNET

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