

STATONS

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**Station Road
Barnet**





Comer House, 19 Station Road, Barnet, EN5 1QJ

Situated on the second floor of this purpose built block in New Barnet we are delighted to offer this two-bedroom apartment, in need of some updating. Features include a bright living and dining area that leads to the kitchen, as well as patio doors opening onto a spacious balcony ideal for entertaining. The flat boasts a family bathroom and an en suite shower room connected to the master bedroom, which has its own access to the balcony.

Additional amenities include a passenger lift and gated underground parking for residents.

Location:- Ideally located for the commuter, with both New Barnet mainline station within a short stroll and High Barnet underground stations (Northern Line) close by. The area is also served by numerous bus routes and is within close proximity of the local shopping centre which includes Pure fitness gym and Sainsburys. The new Everyman cinema is also within easy walking distance.















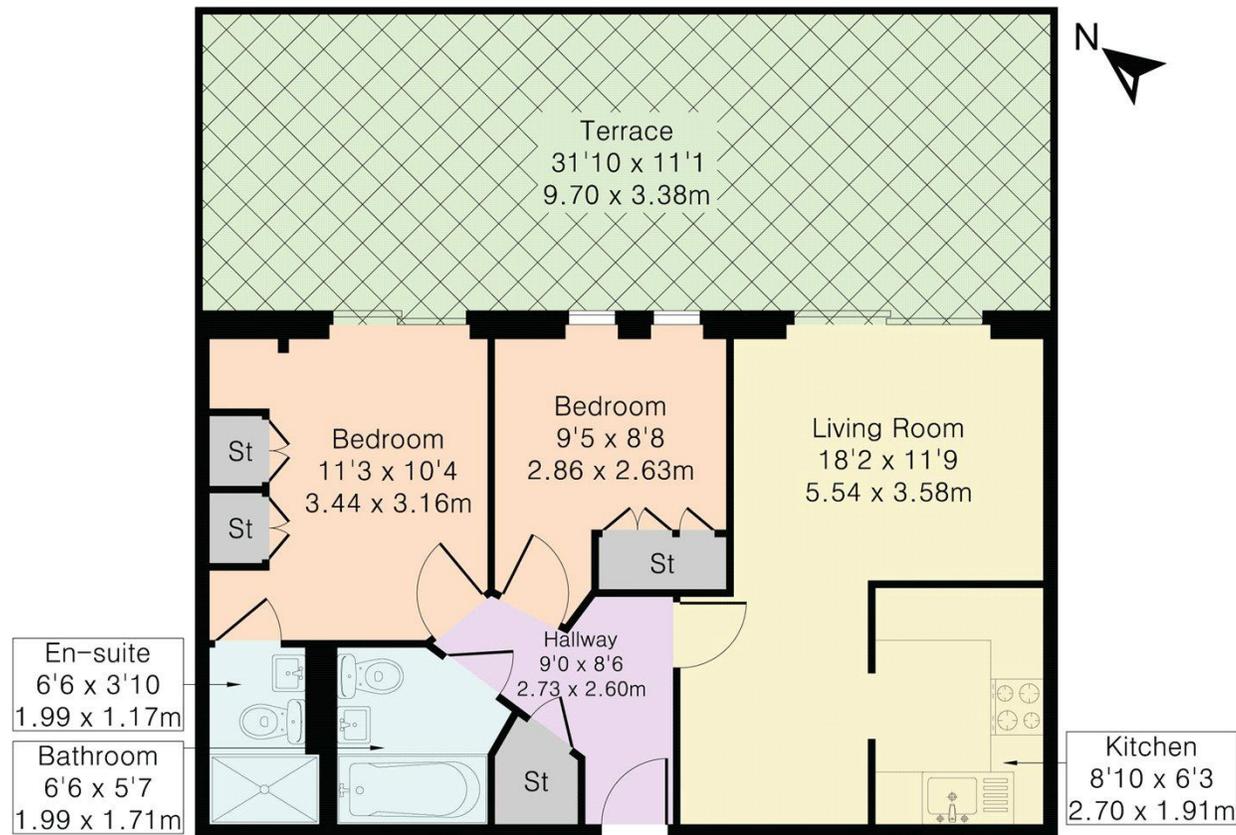




Approximate Gross Internal Area 581 sq ft - 54 sq m

Local Authority: Barnet
Council Tax band: E
Tenure: Leasehold
Service Charge:
 Approximately £3,500pa
Ground Rent: £500pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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