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Park Road
New Barnet

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Park Road, New Barnet, EN4 9QD

Built in 2017, this modern two-bedroom, two-bathroom ground-floor garden apartment offers circa 700 sq ft of stylish living space.

Upon entering, a welcoming hallway leads to the family bathroom, which is fully tiled and features a bathtub and heated towel rail.

At the heart of the home is a spacious open-plan kitchen and lounge, extending to around 20 ft in length. The contemporary kitchen comes fully equipped with integrated appliances, including a fridge freezer, washer dryer, oven, and dishwasher. The bright and airy lounge enjoys French patio doors opening directly onto the private garden, creating an ideal indoor-outdoor flow.

Both bedrooms are generously sized doubles with fitted wardrobes. The principal bedroom benefits from a stylish en-suite shower room, fully tiled for a modern finish.

A standout feature of this property is the private garden, accessible directly from the home or side access via the car park. It includes a patio space perfect for alfresco dining, along with a storage shed for garden tools and furniture.

This property comes with 1 allocated parking space and is offered chain-free sale. There is a valid gas and electrical safety certificates, providing added peace of mind.

Ideally positioned for commuters, the apartment is within easy reach of both High Barnet Underground Station (Northern Line) and New Barnet Mainline Station, offering direct links to Finsbury Park, Moorgate, and King's Cross. The area also benefits from excellent bus routes and convenient access to the M25 & A1 motor ways.

Local amenities include a Sainsbury's supermarket, Everyman Cinema, New Barnet Leisure Centre, and PureGym are all within walking distance. The area is well-served by highly regarded schools, both state and private.



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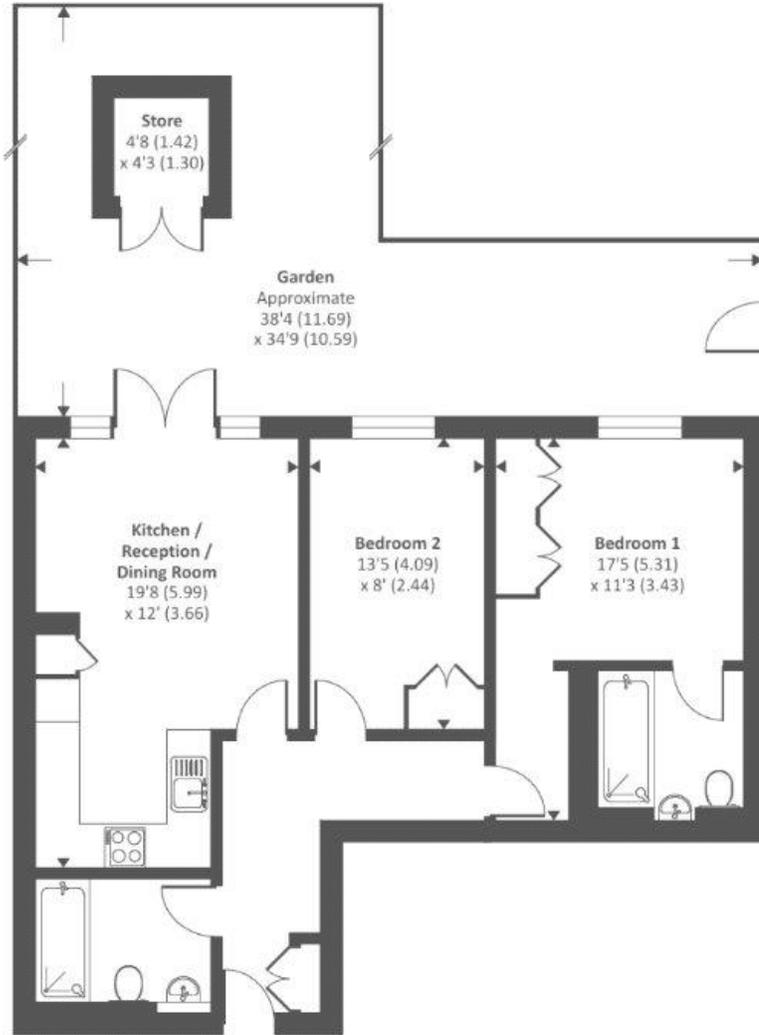
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Ground floor

Approximate Area = 680 sq ft / 63.1 sq m
 Store = 19 sq ft / 1.7 sq m
 Total = 699 sq ft / 64.8 sq m
 For identification only - Not to scale

Local Authority: Barnet
 Council Tax band: C
 Tenure: Leasehold. 117 Years Left
 Service Charge: £2,880 PA
 Ground Rent: £300 PA

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chancellors Estate Agents. REF: 947808

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