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**Station Road
Barnet**

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Chambers Court, 32 Station Road, EN5 1PL

Set within the sought-after Chambers Court development, this beautifully presented upper-floor apartment offers a bright, well-proportioned layout enhanced by impressive high ceilings and tasteful décor throughout.

The property opens into a central hallway that provides access to all principal rooms and offers useful built-in storage. To one side, the spacious open-plan kitchen, lounge and dining area forms the heart of the home, creating an inviting space for both everyday living and entertaining. The kitchen is thoughtfully arranged, flowing naturally into the living and dining areas, while the high ceilings enhance the sense of light and openness.

There are two well-appointed bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a comfortable and private retreat. The second bedroom is also generously sized and is served by a separate family bathroom, finished in a clean, contemporary style.

Throughout the apartment, the décor is very well maintained, giving the home a fresh and modern feel that is ready to move into.

Further benefits include residential gated parking and the added appeal of a share of freehold, making this an excellent option for both owner-occupiers and investors alike.

Chambers Court is ideally located on Station Road, just a short walk from New Barnet mainline station with direct links into central London. High Barnet Underground station (Northern line) is also nearby, offering excellent commuter connections.

The town centre is within easy reach, providing a variety of shops, cafés, restaurants and leisure facilities, along with well-regarded schools and attractive green open spaces.





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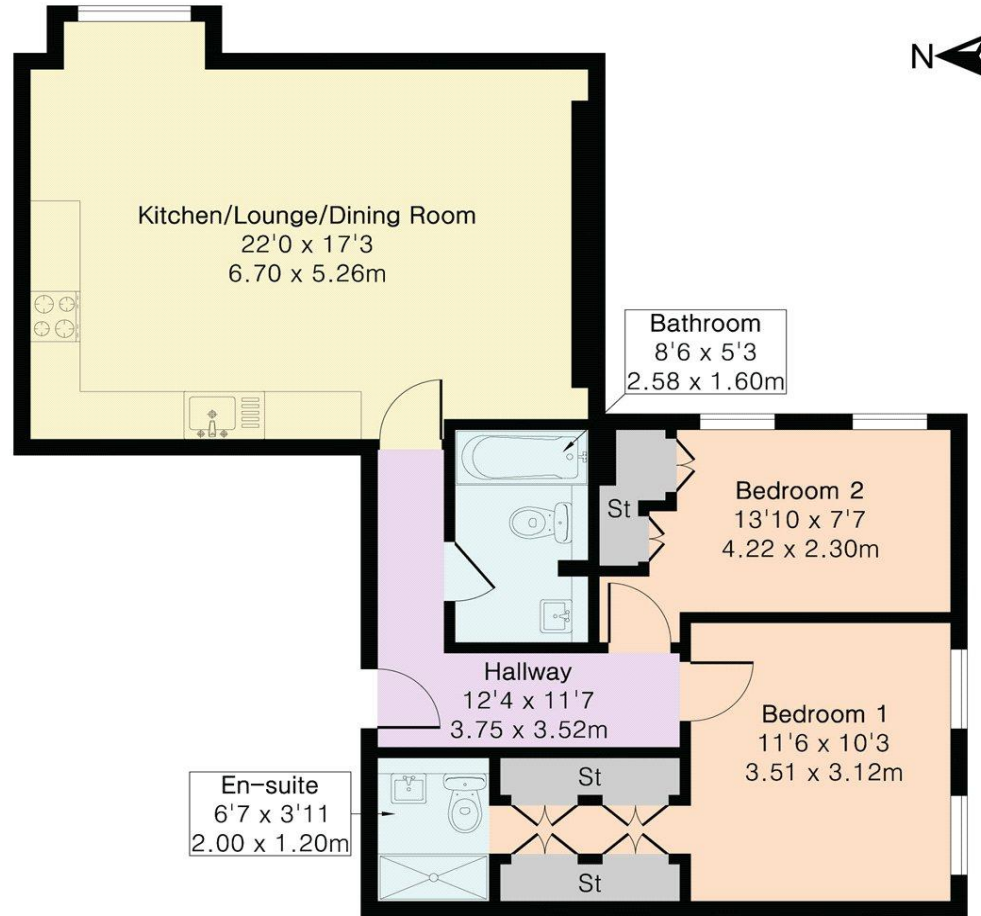


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Approximate Gross Internal Area 784 sq ft - 73 sq m



Local Authority: Barnet
 Council Tax band: E
 Tenure: Share of Freehold
 Lease Years: 106 Years
 Service Charge: £2,000 pa

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 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.



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STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

