

Comer House Station Road





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

A good conditioned two double bedroom, two bathroom apartment set within a modern, lift assisted block. Offering approximately 717 sq ft of well-proportioned internal living space, this superb home benefits from an expansive wrap-around private balcony, an allocated gated parking space and is selling chain free.

One the standout features of this apartment is the substantial wrap-around balcony, accessed directly from the living room and main bedroom via patio doors. A section of the balcony is covered, allowing it to be enjoyed throughout the year. The elevated leafy views of New Barnet, High Barnet and the surrounding area are awe inspiring.

Upon entering the apartment, there is a welcoming entrance hall that provides ample space for coats, shoes and other storage. To the end of the hallway is the generous second double bedroom, complete with fitted wardrobes. Adjacent is the impressive 17ft+ open plan living and dining room, a bright and versatile space ideal for both entertaining guests and everyday living. Leading from the reception room is the separate kitchen, complete with granite worktops and integrated appliances.

Continuing the through the home and just off the entrance hallway is the contemporary fully tiled family bathroom, complete with a bathtub. Finishing the apartment is the generously sized principal bedroom, measuring over 17ft x 17ft, benefitting from fitted wardrobes and a fully tiled en-suite shower room.

Location

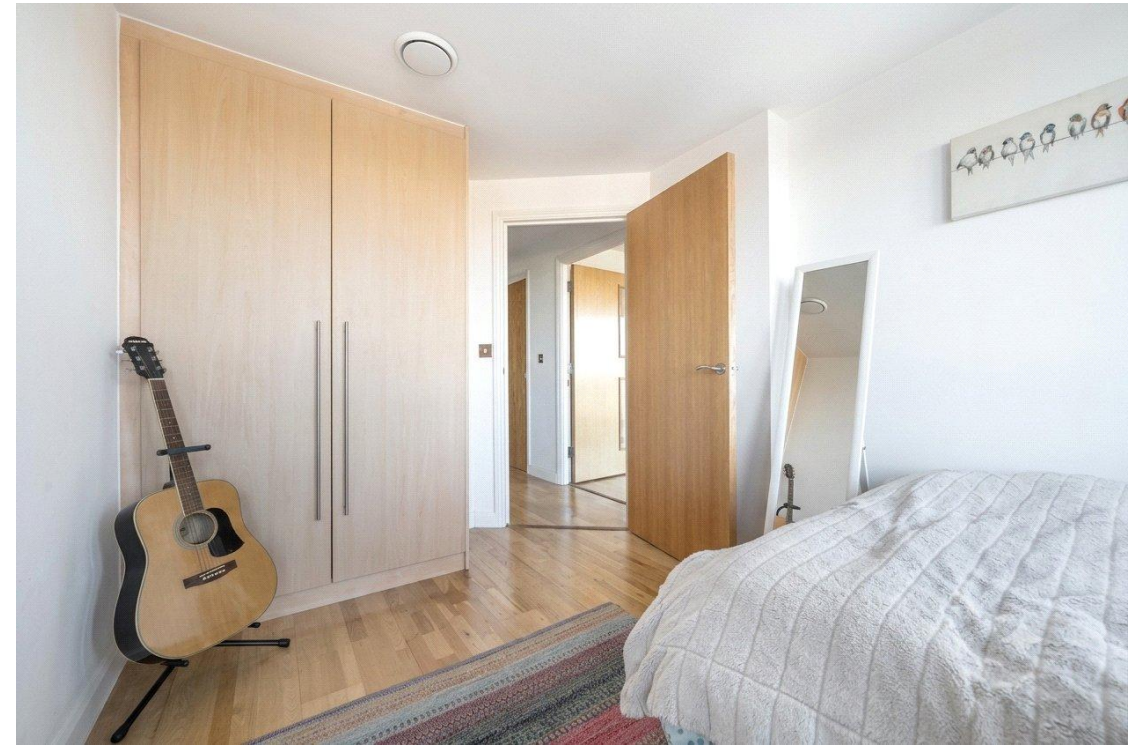
Ideally positioned for commuters, the property is within a short walk of New Barnet mainline station, providing direct services into London, while High Barnet Underground Station (Northern Line) is also close by. The area is well served by numerous bus routes and is conveniently located for a wide range of shopping and leisure facilities, including Sainsbury's, PureGym and the recently opened Everyman Cinema. An excellent selection of cafés, restaurants and local amenities are also within easy walking distance.





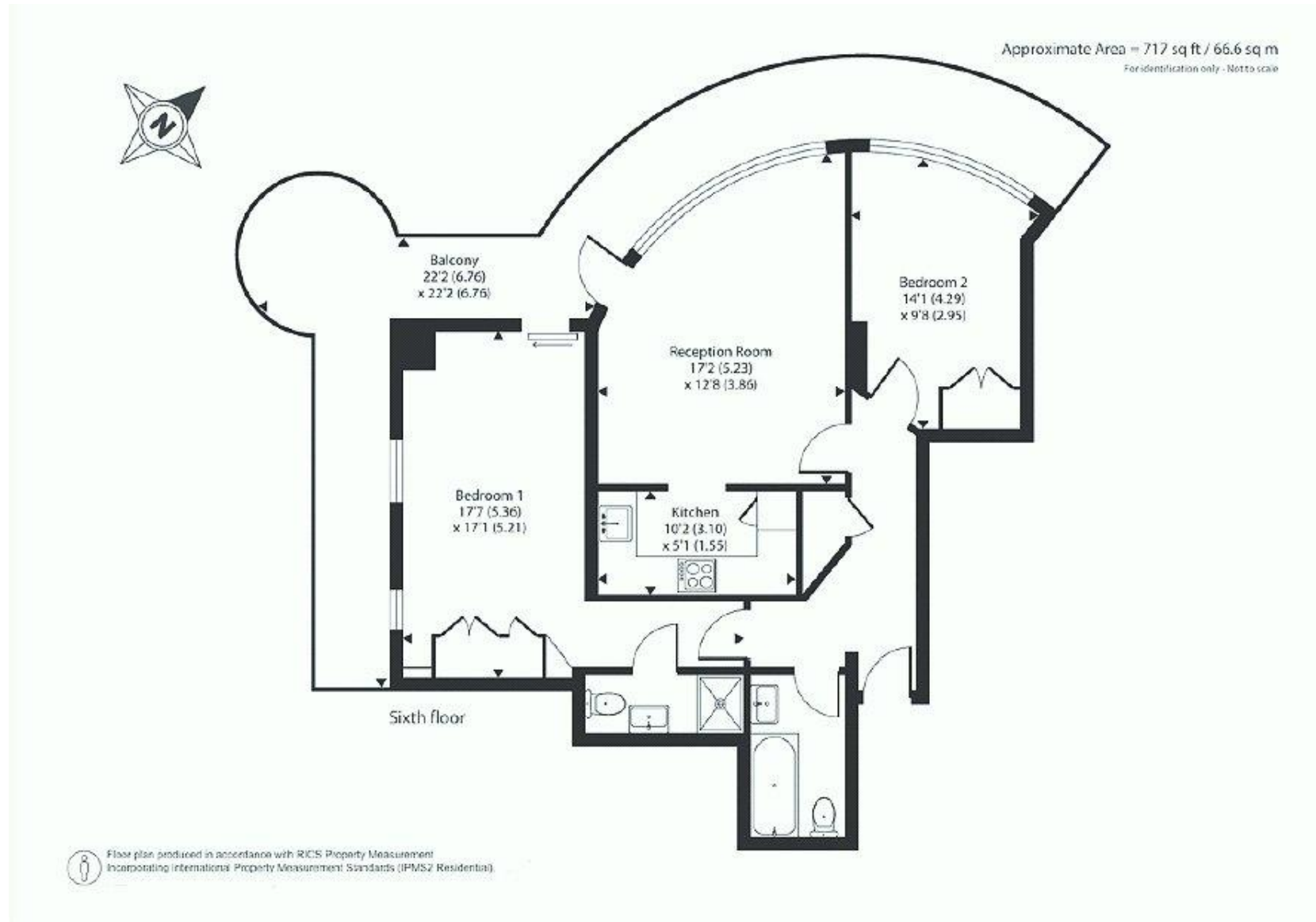












Local Authority: Barnet
Council Tax band: E
Tenure: Leasehold
Service Charge: £3,500 pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

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