

STATONS

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**Station Road
New Barnet**





Warwick Court, 75 Station Road New Barnet, EN5 1PT £665,000

*****CHAIN FREE***** A wonderful 3 bedroom first floor, split level conversion within walking distance of New Barnet overground station. The property offers bright and spacious well planned accommodation and comprises a large reception room with stairs to the second floor, a fitted kitchen breakfast room with door to the balcony, 2 good size bedrooms and a family bathroom. Arranged over the top floor there is a generous principal bedroom suite with living area, en suite shower room and a dressing room.

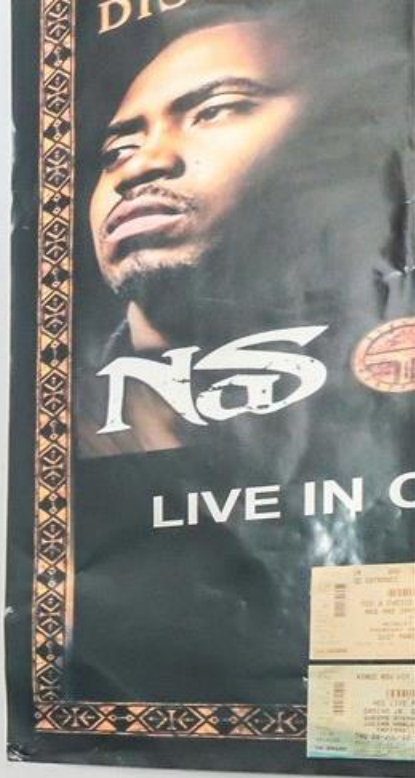
Externally there is a private rear garden, garage and off street parking.

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.

















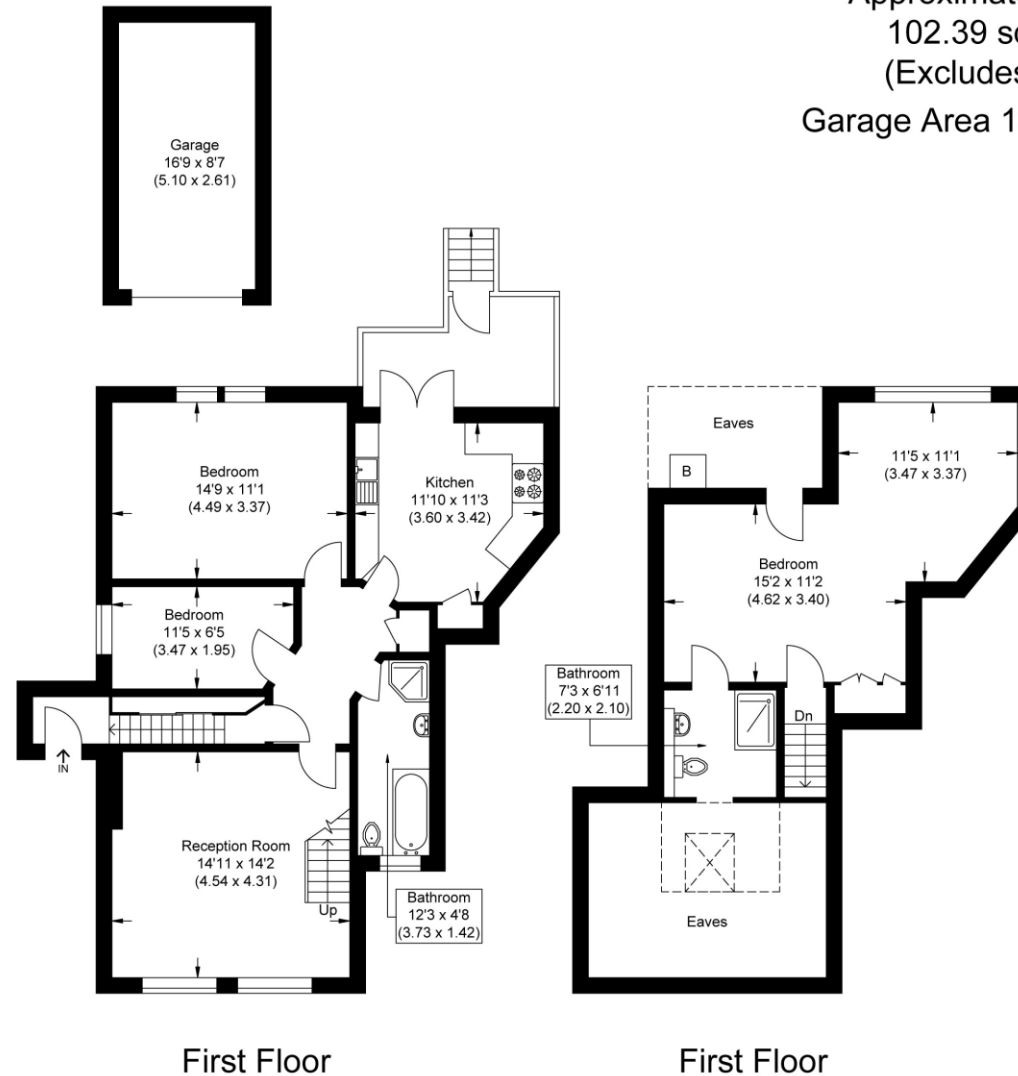






Approximate Gross Internal Area
 102.39 sq m / 1102.11 sq ft
 (Excludes Garage & Eaves)
 Garage Area 13.31 sq m / 143.26 sq ft

Local Authority: Barnet
 Council Tax band: D
 Tenure: Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(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	

Illustration for identification purposes only, measurements are approximate, not to scale.

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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