



HARRINGTON COURT

## Harrington Court

34 Station Road, Barnet, EN5 1PZ

Guide Price £350,000



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A BRIGHT & SPACIOUS one bedroom apartment situated on the ground floor of this SOUGHT AFTER PURPOSE BUILT BLOCK within moments (approx 250 yards) of NEW BARNET MAINLINE, giving direct access to KINGS CROSS & MOORGATE, as well as LOCAL SHOPPING FACILITIES, cafes and restaurants.

The property consists of a LARGE THROUGH LOUNGE/DINING AREA with double doors opening onto EXTENSIVE PRIVATE TERRACE, fully fitted generous kitchen with integral appliances & cooker range, AMPLE DOUBLE BEDROOM with DRESSING ROOM (previously en suite), wood & tiled flooring throughout and MODERN BATHROOM.

The property benefits further from secure, GATED OFF STREET RESIDENTS & VISITORS PARKING, an approach via video security entryphone system, LIFT and stair access as well as use of communal gardens.

EPC : C

LEASEHOLD : approximately 107 years  
Approx. £2000 service charge per annum  
Approx. £400 reserve fund (inc. water rates) per annum

BARNET COUNCIL TAX BAND : C





## GROUND FLOOR

### Entrance Hall

### Reception Room

20'8 x 11'0 (6.30m x 3.35m)

### Bedroom

17'9 x 9'2 (5.41m x 2.79m)

### Dressing Room

5'7 x 5'0 (1.70m x 1.52m)

### Kitchen

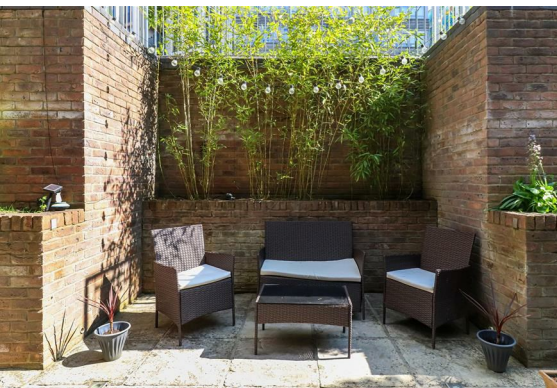
10'9 x 8'6 (3.28m x 2.59m)

### Bathroom

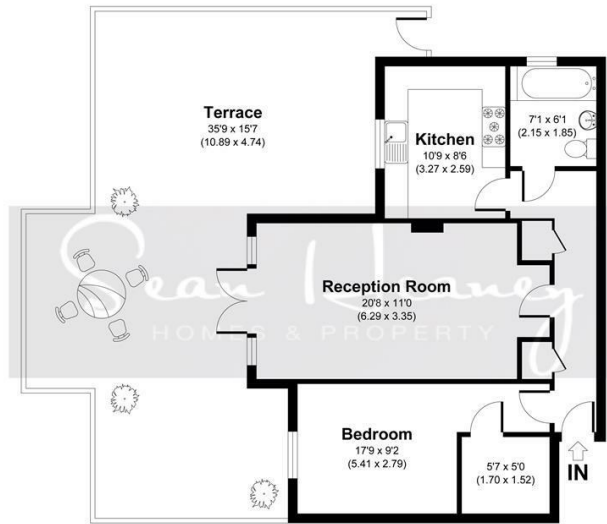
7'1 x 6'1 (2.16m x 1.85m)

### TERRACE

35'9 x 15'7 (10.90m x 4.75m)



## Floor Plan



Ground Floor



Harrington Court, EN5

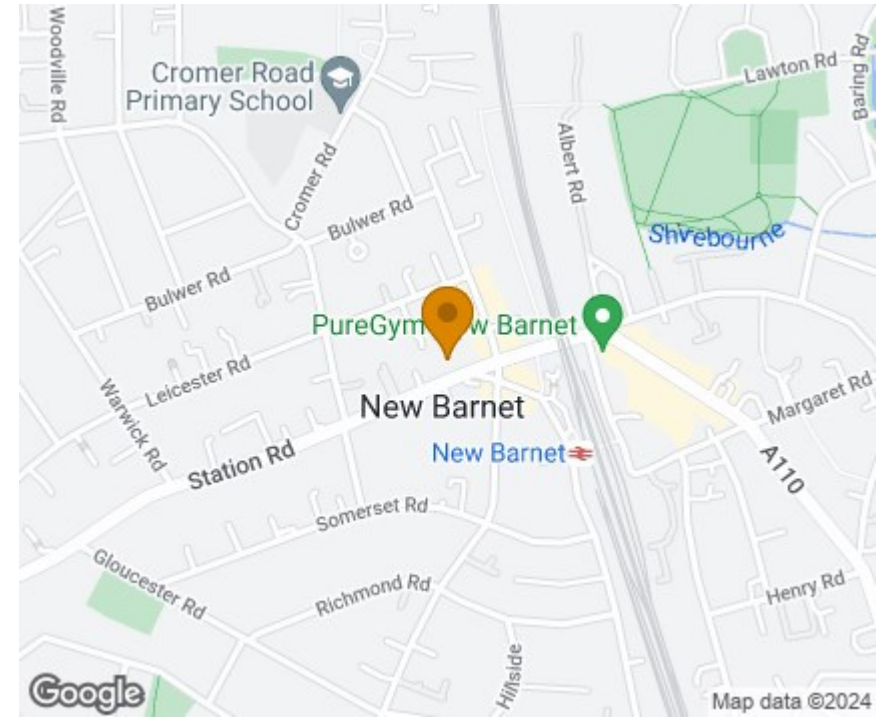
APPROXIMATE GROSS INTERNAL AREA 608 SQ FT / 56.50 SQ M  
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## Viewing

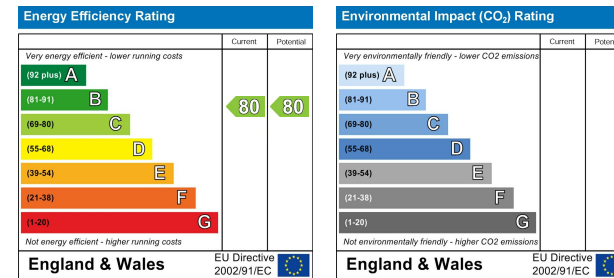
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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## Area Map



## Energy Efficiency Graph



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