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PARK ROAD

NEW BARNET

THE PERFECT LOCATION

A detached period property, newly converted into six apartments comprising of 1 studio, 1 one bedroom and 4 two bedroom apartments. Four out of the six flats have off street allocated parking.

The property is located on Park Road in New Barnet.

New Barnet Overground station is located approximately half a mile away, providing links to Finsbury Park, King's Cross and Moorgate.

Cockfosters Underground station (Piccadilly Line) is located just under a mile away providing trains through King's Cross, Green Park and finishing at Heathrow Airport.

The property is also closely located to the M25, A1, M1 and North Circular A406.

There are a number of local amenities in the closely located Cockfosters, New Barnet and High Barnet including an Everyman Cinema, Pure Gym, Trent Park and a number of coffee shops and restaurants.



THE SPEC LIST

General

- BPT hands free audio intercom
- Walls finished in white paint
- 10 year CRL new homes warranty
- 125 year lease
- Use of communal garden
- Bike rack
- Off-street parking for 4 out of the 6 apartments

Kitchen

- Matte grey handle-less kitchen units
- Integrated Bosch appliances including; induction hob, fridge, extractor fan and single oven
- Apollo Magna solid surface worktop
- Integrated washer/dryer* and dishwasher

Bedroom

- TV point
- BT point
- Grey carpet
- LED spot lights

Living Room

- TV point
- BT point
- LED spot lights

Bathroom

- Fully tiled
- Porcelain tiles
- Single ended bath with shower head above
- Integrated Saneux 3 way thermostatic bath / shower valve
- Hansgrohe basin tap
- Wall hung WC
- Wall hung vanity unit





FLOOR PLANS

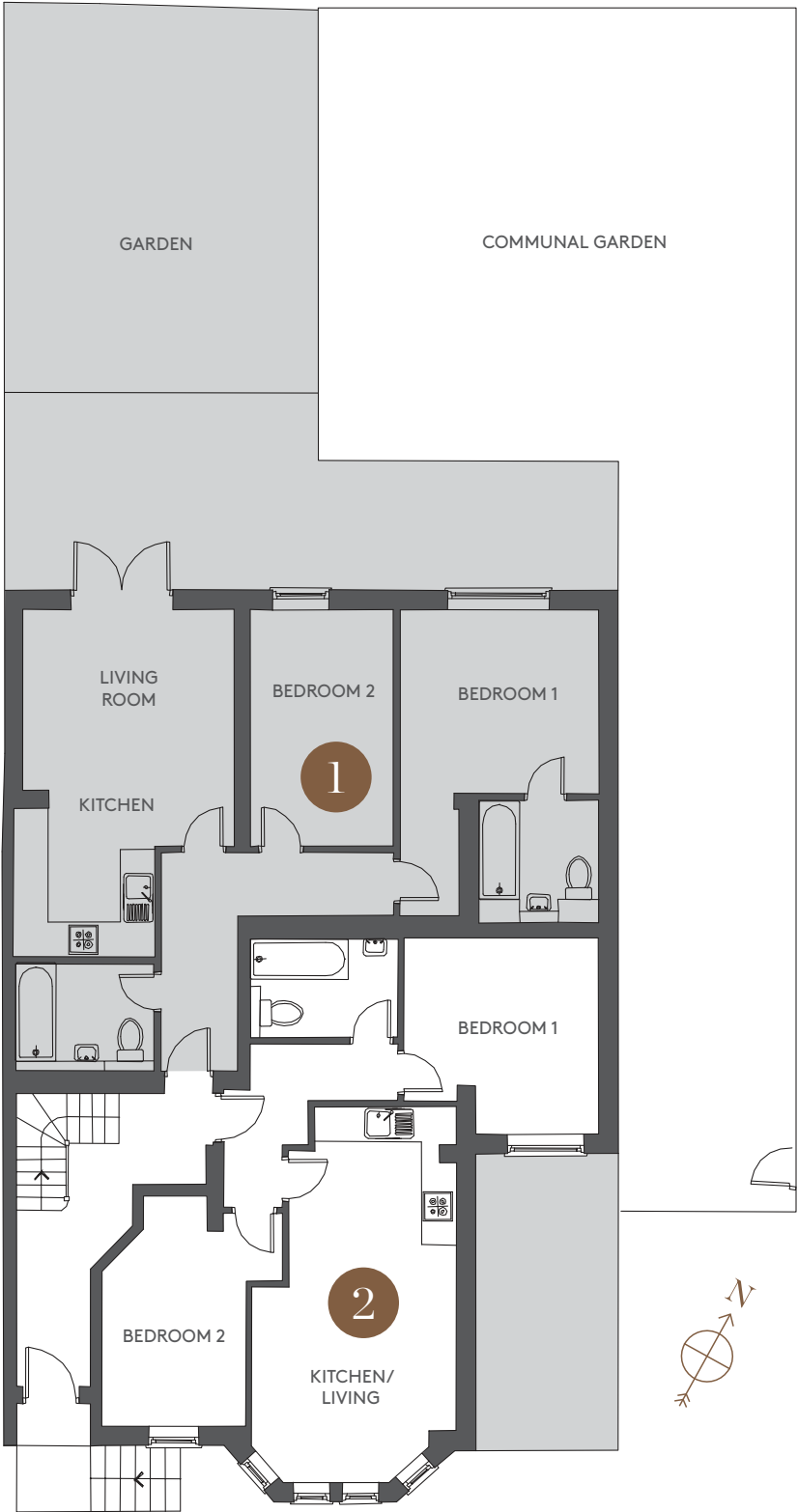
Ground Floor

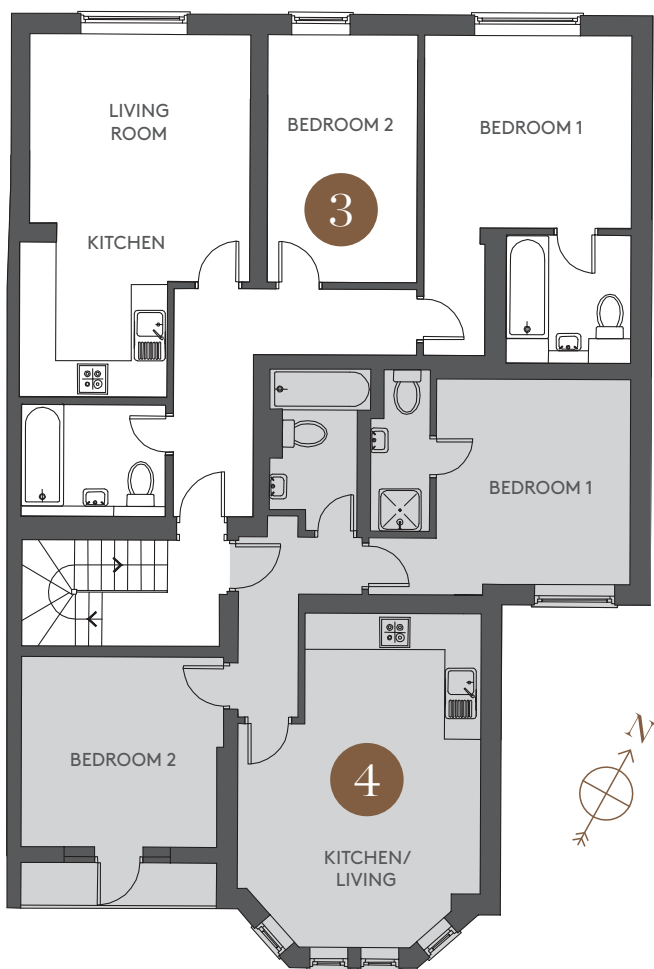
Apartment One

Living Room	4.08m x 3.65m
Kitchen	2.56m x 2.44m
Bedroom 1	5.31m x 3.43m
En-suite	2.08m x 2.04m
Bedroom 2	4.08m x 2.47m
Bathroom	2.37m x 1.86m

Apartment Two

Kitchen/Living	6.49m x 3.54m
Bedroom 1	3.38m x 3.35m
Bedroom 2	3.99m x 3.13m
Bathroom	2.47m x 1.68m





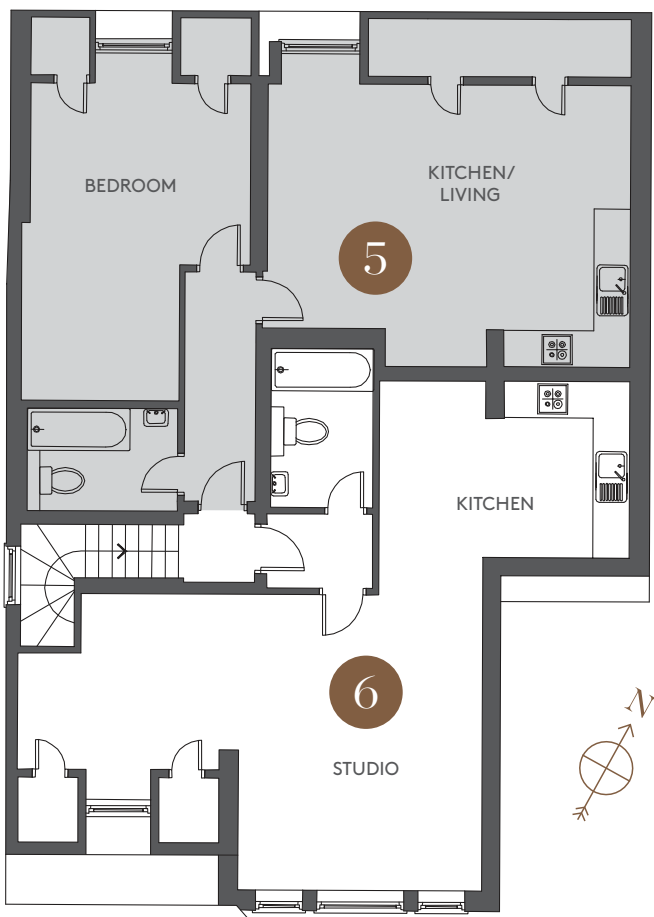
First Floor

Apartment Three

Living Room	4.04m x 3.63m
Kitchen	2.54m x 2.41m
Bedroom 1	5.31m x 3.34m
En-suite	2.15m x 2.03m
Bedroom 2	4.10m x 2.55m
Bathroom	2.33m x 1.86m

Apartment Four

Kitchen/Living	5.54m x 4.04m
Bedroom 1	4.32m x 3.55m
En-suite	2.66m x 0.48m
Bedroom 2	3.42m x 3.11m
Bathroom	2.68m x 1.67m



Second Floor

Apartment Five

Kitchen/Living	6.00m x 4.66m
Bedroom	5.76m x 3.77m
Bathroom	2.44m x 1.70m

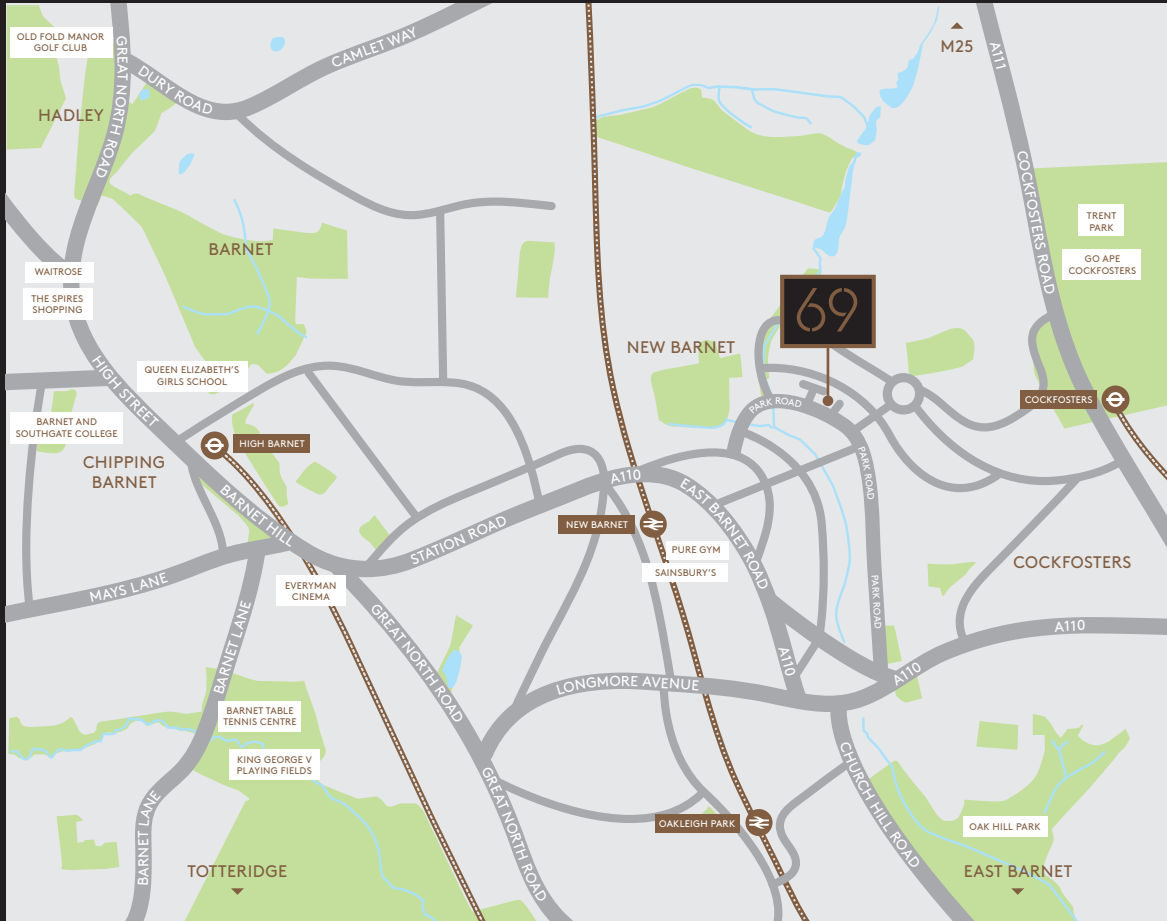
Apartment Six

Studio	7.66m x 5.32m
Kitchen	4.17m x 2.93m
Bathroom	2.62m x 1.68m

Plans are for indicative purposes and not to scale. Measurements have been taken from architect's plans and represent maximum dimensions.

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