

# Station Road, Barnet, EN5

£1,595,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception

**IVY GATE™**



## Summary:

**\*\* An elegant and stunning Victorian residence with beautiful gardens within catchment of outstanding schools and 0.2 mile of New Barnet Station \*\*** This beautifully restored and refurbished five bedroom Victorian house is one not to miss. The property has been completed to extremely high specifications whilst retaining many original features. Arranged over four floors with five bedrooms, three bathrooms (one en-suite) and three receptions and offering flexible accommodation, the property is attractive to families and couples alike. The property has off street parking to the front and an illuminated landscaped garden to the rear complete with terraces, summer house, covered seating area and a water feature, the perfect haven. New Barnet mainline station (20 minutes to Moorgate) is 0.2 miles away and High Barnet Tube is 0.7 miles away. Popular and outstanding schools are between 0.1 mile (Lyonsdown) and 0.9 mile away.

**Stunning Victorian home with beautiful garden** Three bathrooms

**Five bedrooms**

**Three receptions**

**Water feature and summer house**

**High specification**

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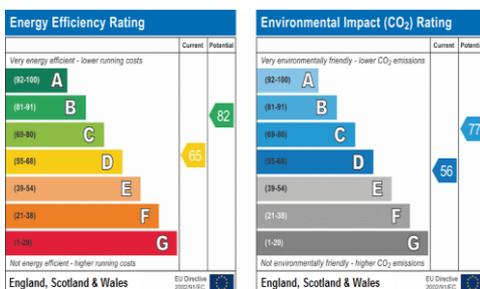
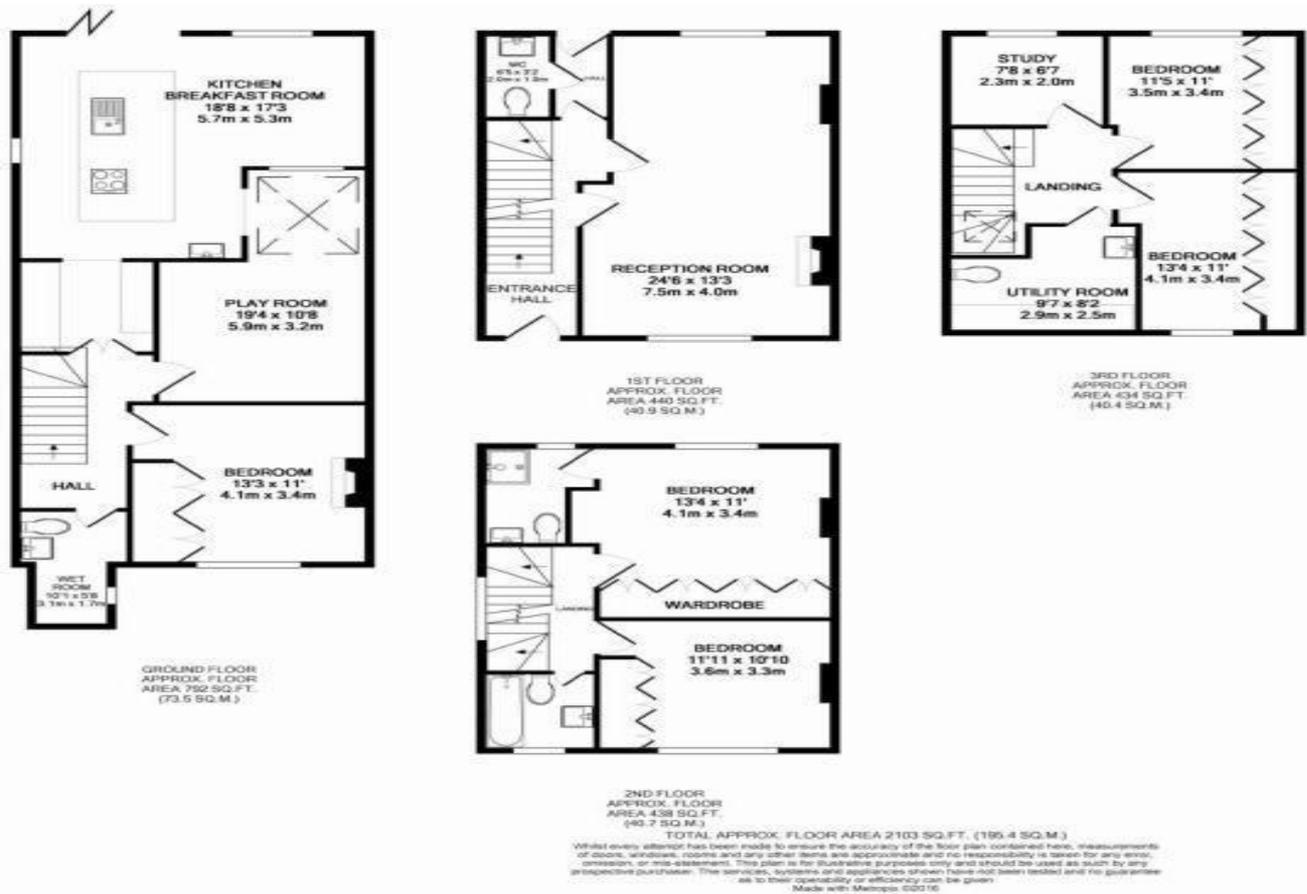
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Five bedrooms

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Tenure: Freehold  
 Council Tax: G  
 Local Authority: London Borough of Barnet  
 EPC Rating: D

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.