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Total area: approx. 62.6 sq. metres (674.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All measurements are approximate and may vary at time of print.

Plan produced using PlanUp

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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53 St Albans Road

Barnet EN5 4LN

£300,000 Share of Freehold

PROPERTY SUMMARY

Situated in this convenient location within easy access of Barnet High street with its shopping facilities and High Barnet underground station Hamilton Chase are delighted to offer for sale this attractive first floor one bedroom masionette of which an internal viewing is highly recommended. Features include one double bedroom, 15ft lounge/diner, modern fitted kitchen, bathroom, gas central heating, well maintained communal gardens, allocated parking space, share of freehold, chain free.

ACCOMMODATION

PART GLAZED FRONT DOOR

STAIRCASE LEADING TO HALLWAY

HALLWAY

Fitted carpet, power point, access to loft space, built in storage cupboard. window to front aspect, cupboard housing electric meter.

LOUNGE/DINER 15' 0" x 9' 4" (4.57m x 2.84m)

Window to rear aspect over looking the communal gardens, fitted carpet, power points, tv and telephone point, radiator.

KITCHEN 9' 4" x 8' 6" (2.84m x 2.59m)

Range of fitted wall and base units with ample worksurfaces, built in electric hob with extractor hood above, built in electric oven, inset stainless steel sink/drainer with cupboards underneath, power points, built in washing machine, lino flooring, wall mounted gas central heating boiler, window to rear aspect over looking the communal gardens.

BEDROOM 1 11' 6" x 10' 0" (3.50m x 3.05m)

Square bay double glazed window to front aspect, fitted carpet, radiator, power points.

BATHROOM

Corner shower cubicle with sliding door, concealed system housing low level wc and wash/hand basin, built in storage cupboards, wall mounted cupboards, window to side aspect, radiator, lino flooring.

COMMUNAL GARDENS

Attractive and well maintained communal gardens comprising of flower and shrub borders, lawn area, large patio area, park bench seating, various trees and plants.

OUTSIDE STORAGE CUPOARD

SHARE OF FREEHOLD

ALLOCATED PARKING SPACE

