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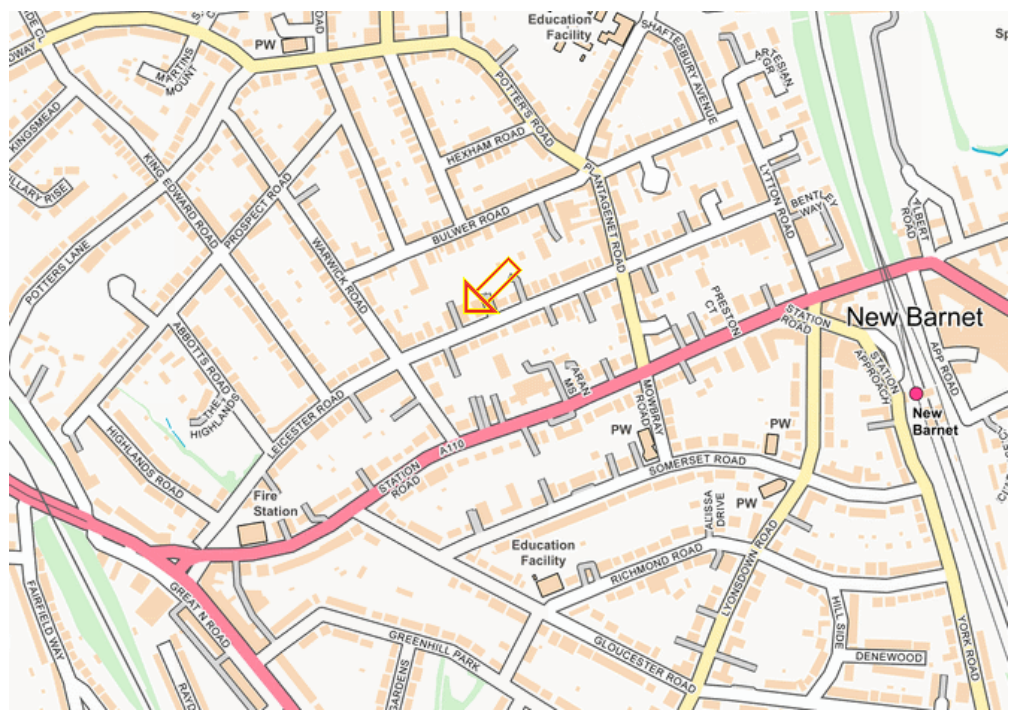
020 8441 1123

Ground Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy 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.
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12 Gainsborough Court 84 Leicester Road

Barnet EN5 5DG

£299,995 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this sought after location within easy access of both New Barnet and High Barnet Overground and Underground stations Hamilton Chase are delighted to offer for sale this spacious top floor studio flat offering 387 sq ft of living accommodation. Features include 17ft x 13ft lounge/bedroom, fitted kitchen, modern bathroom, electric heating, communal gardens, garage, share of freehold, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone, communal staircase to all floors.

FRONT DOOR

HALLWAY

Wall mounted storage heater, wall mounted entry phone, mounted fuse box, access to loft storage space.

LOUNGE/BEDROOM 17' 0" x 13' 0" (5.18m x 3.96m)

Double glazed window to rear aspect, power points, tv and telephone point, coving to ceiling, wall mounted storage heater.

KITCHEN 9' 6" x 9' 0" (2.89m x 2.74m)

Fitted wall and base units with worksurfaces, built in electric hob and oven with extractor hood above, power points, plumbing for washing machine, splash back tiling to walls, stainless steel sink/drainer with cupboards underneath.

BATHROOM

Enclosed paneled bath with shower attachment, wash/hand basin, low level wc, lino flooring, extractor fan, part tiled walls, built in cupboard housing hot water cylinder and airing cupboard storage space, double glazed window to front aspect.

COMMUNAL GARDENS

Well maintained communal gardens, mainly laid to lawn.

GARAGE

Garage en bloc with up and over door.

SHARE OF FREEHOLD

