



HamiltonCHASE

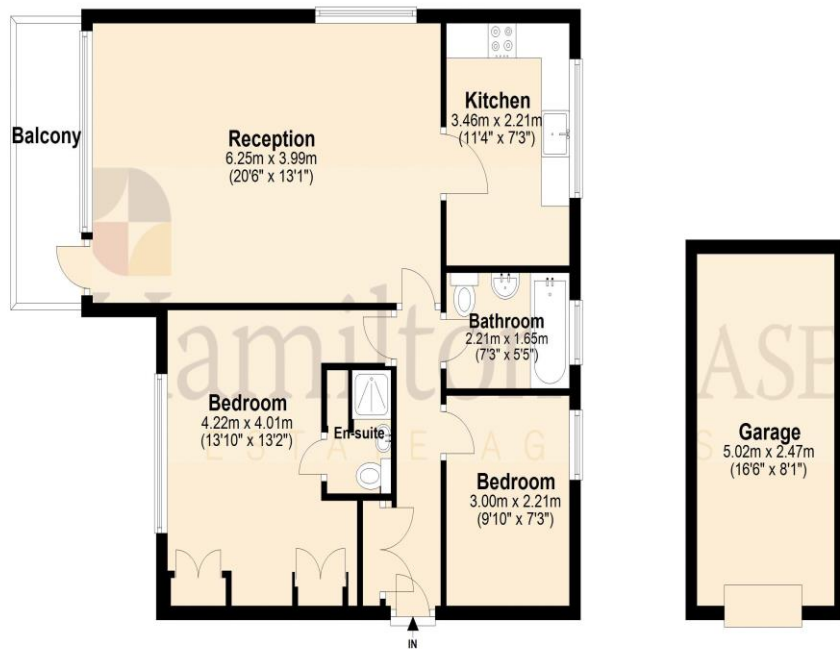


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Second Floor



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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8 Chiltern Court 53 Station Road

Barnet EN5 1QZ

£425,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	60 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 attractive top floor two double bedroom flat with a balcony off the lounge/diner. Features include two double bedrooms, 20 ft lounge/diner, fitted kitchen, bathroom and ensuite, well maintained communal gardens, parking space, garage en bloc, share of freehold, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, staircase to all floors.

FRONT DOOR

HALLWAY

Fitted carpet, wall mounted entry phone, built in storage cupboard, coving to ceiling, spot lights.

LOUNGE/DINER 20' 6" x 13' 1" (6.24m x 3.98m)

Laminated wood flooring, coving to ceiling, spot lights, tv and telephone points, two radiators, double glazed windows to side and front aspect, double glazed door to Balcony.

BALCONY

KITCHEN 11' 4" x 7' 3" (3.45m x 2.21m)

Range of fitted wall and base units with granite worksurfaces, inset sink with mixer tap, built in four ring electric hob with extractor hood above, built in electric oven, power points, fitted shelving, plumbing for washing machine, cupboard housing gas central boiler, tiled flooring, spot lights, coving to ceiling, double glazed window to rear aspect.

BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m)

Enclosed paneled bath with wall mounted shower attachment, folding shower screen, tiled flooring and walls, low level wc., wash/hand basin, spot lights, heated towel rail, double glazed window to rear aspect.

BEDROOM 1 13' 10" x 13' 2" (4.21m x 4.01m)

Double glazed window to front aspect, fitted carpet, power points, radiator, coving to ceiling, spot lights, fitted wardrobes with cupboards above.

EN-SUITE

Shower cubicle with folding shower door, wash/hand basin, low level wc, tiled flooring and walls, fitted shelving, spot lights.

BEDROOM 2 9' 10" x 7' 3" (2.99m x 2.21m)

Double glazed window to rear aspect, fitted carpet, power points, coving to ceiling, spot lights, radiator.

COMMUNAL GARDENS

Attractive and well maintained communal garden, with flower a shrubs, patio area.

GARAGE 16' 6" x 8' 1" (5.03m x 2.46m)

Garage en bloc with up and over door.

