



HamiltonCHASE



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Ground Floor

Approx. -1.7 sq. metres (-18.8 sq. feet)



Total area: approx. -1.7 sq. metres (-18.8 sq. feet)

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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1 Acacias Lodge Henry Road

Barnet EN4 8BH

£285,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this ideal location within easy access of New Barnet's shopping facilities and within a short walk to New Barnet overground station Hamilton Chase are delighted to offer for sale this ground floor flat two bedroom flat which is being offered chain free. The property itself does require modernisation and offers the following features, two bedrooms, lounge/diner, kitchen, double glazed windows, gas central heating, bathroom, communal gardens, residents parking, share of freehold chain free.

ACCOMMODATION

DOUBLE GLAZED SECURITY DOOR

With entry phone system, communal staircase.

PART GLAZED FRONT DOOR

HALLWAY

Fitted carpet, two built in storage cupboards one housing electric meter box, power points, wall mounted entry phone.

LOUNGE/DINER 15' 0" x 12' 6" (4.57m x 3.81m)

Square bayed double glazed window to rear aspect over looking the communal gardens, fitted carpet, power points, tv and telephone point, radiator, double glazed window to side aspect.

KITCHEN 7' 4" x 7' 4" (2.23m x 2.23m)

Range of fitted wall and base units with ample worksurfaces, power points, wall mounted gas central heating boiler, inset double sink with cupboards underneath, gas cooker point, tiled walls, plumbing for washing machine, lino flooring, double glazed window to rear aspect over looking the communal gardens.

BEDROOM 1 12' 0" x 9' 0" (3.65m x 2.74m)

Double glazed square bay window to front aspect and a double glazed window to side aspect, fitted carpet, fitted carpet, radiator, power points, built in triple floor to ceiling wardrobe.

BEDROOM 2 9' 8" x 7' 0" (2.94m x 2.13m)

Double glazed window to front aspect, fitted carpet, power points, radiator.

BATHROOM 9' 0" x 7' 4" (2.74m x 2.23m)

Double shower with low level shower door, wall mounted shower, low level wc,, wash/basin basin, radiator, tiled walls, lino flooring, extractor fan, built in cupboard housing hot water tank.

COMMUNAL GARDENS

Mainly laid to lawn with flower borders.

RESIDENTS PARKING

SHARE OF FREEHOLD

