



# HamiltonCHASE



- TWO DOUBLE BEDROOM HOUSE
- SPACIOUS LOUNGE WITH BALCONY
- GAS CENTRAL HEATING
- GARAGE
- COMMUNAL GARDENS
- REQUIRES MODERNISATION

**KING EDWARD ROAD  
BARNET  
EN5 5AT**

**£429,995**

**LEASEHOLD**

**hamiltonchase.co.uk**

**020 8441 1123**

Situated in this highly sought after location within easy access of schools and transport facilities Hamilton Chase are delighted to offer for your approval this two double bedroom mid terraced house which is being offered on a chain free bases. The property itself does require modernisation throughout and features include two double bedrooms, lounge/diner, gas central heating, double glazing, balcony and a garage.

## DOUBLE GLAZED FRONT DOOR

### LOBBY AREA 4' 0" x 3' 4" (1.22m x 1.02m)

Fitted carpet, built in storage cupboard, internal door.

### HALLWAY

Fitted carpet, telephone point, power points.

### KITCHEN 12' 6" x 8' 8" (3.81m x 2.64m)

Fitted wall and base units with work surfaces, stainless steel sink/drainer with cupboards underneath, radiator, plumbing for washing machine, gas cooker point, serving hatch, cork tiled flooring, power points, double glazed window to front aspect.

### LOUNGE/DINER 21' 3" x 12' 8" (6.47m x 3.86m)

Fitted carpets, power points, TV power point, cupboard housing gas central heating boiler, double glazed window to rear aspect and double glazed door to balcony.

### FIRST FLOOR LANDING

Fitted carpet, window.

### BEDROOM 1 14' 10" x 12' 8" (4.52m x 3.86m)

Double glazed window to rear aspect, fitted carpet, double radiator, built in wardrobe, power points.

### BEDROOM 2 12' 9" x 9' 8" (3.88m x 2.94m)

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

### BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m)

Enclosed panelled bath, wash/hand basin, low level WC, fitted carpet, radiator, splash back tiling, cupboard housing hot water cylinder, window.

## COMMUNAL GARDENS

### GARAGE

With up and over door.

## ADDITIONAL PROPERTY INFORMATION:

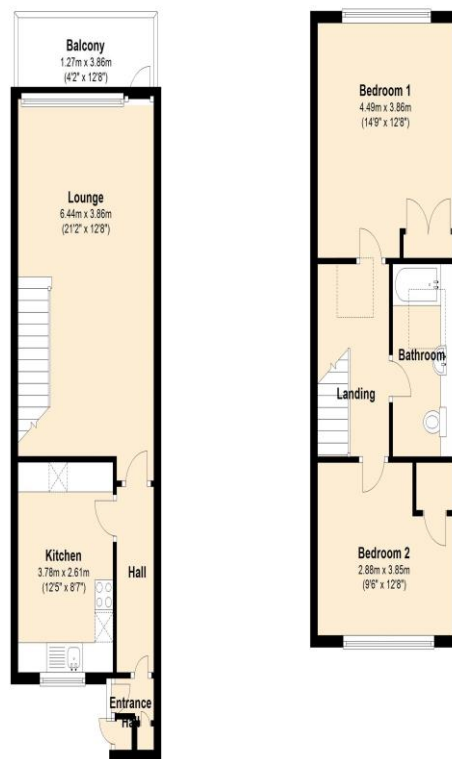
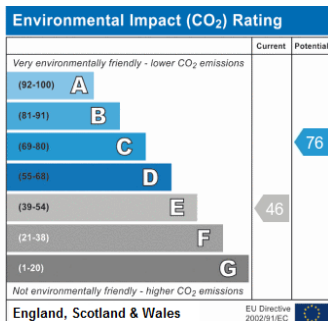
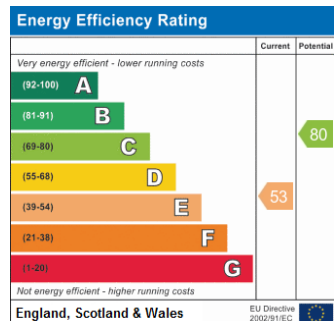
**TENURE:** Leasehold (950 years approx informed by the vendor)

**SERVICE CHARGE:** No Service charge

**COUNCIL TAX:** Band D - charge for 2017/18 is £1,434.72 (Data obtained from London Borough of Barnet)

**VIEWING ARRANGEMENTS:** Strictly by appointment via Hamilton Chase Estate Agents - 0208 441 1123

## EPC:



- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.