



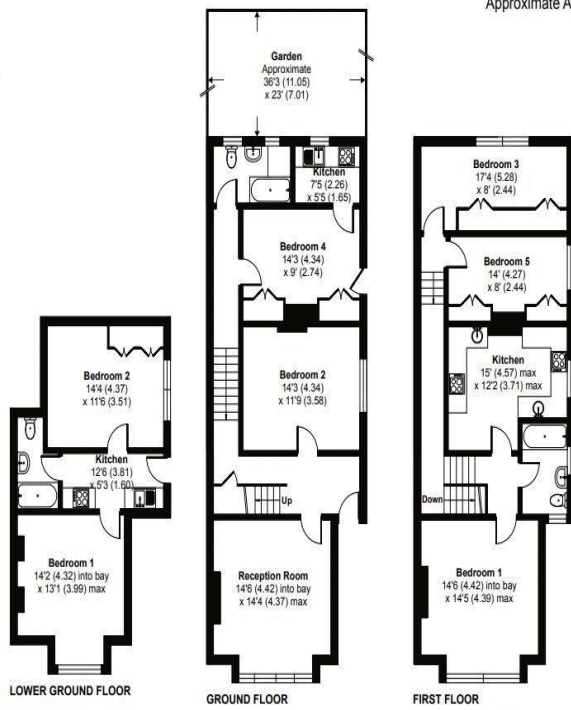
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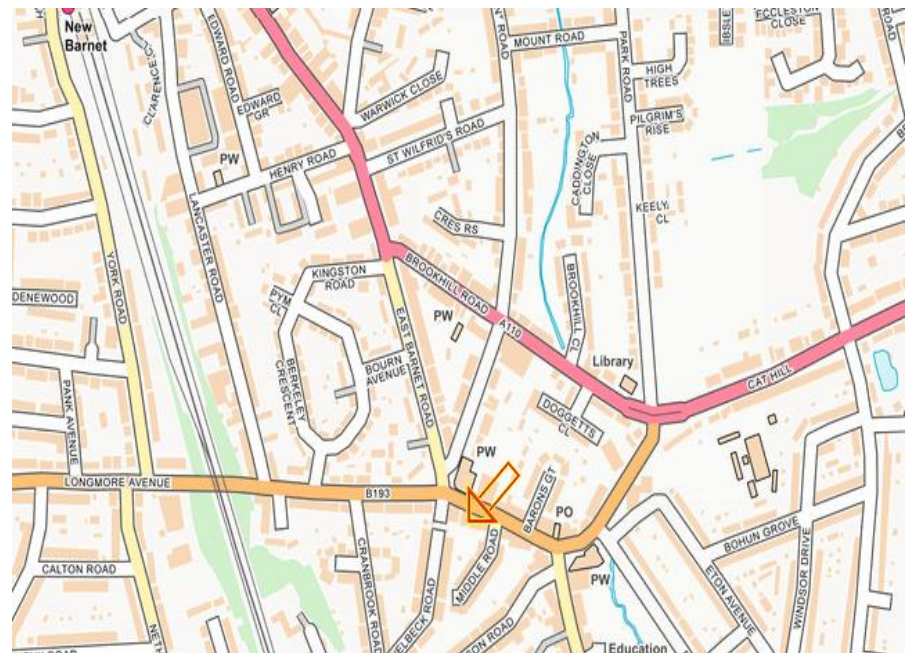
020 8441 1123

East Barnet Road, Barnet, EN4

Approximate Area = 2097 sq ft / 194.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchcom 2022. Produced for Movewise. REF: 911819



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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246 East Barnet Road
Barnet EN4 8TF

£700,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this Registered House of Multiple Occupation [HMO] located in this sought after location within easy access of local shops and transport facilities including both New Barnet and Oakleigh Park Overground stations. The house itself offers just over 2000 sq ft of living accommodation and is arranged over three floors with eight bedrooms, three kitchens, three bathrooms, gas central heating, double glazing, 36 ft rear garden.

ACCOMMODATION

LOWER GROUND FLOOR

With own entrance.

KITCHEN 12' 6" x 5' 3" (3.81m x 1.60m)

Range of fitted wall and base units with worksurfaces, inset sink/drainers with cupboards underneath, electric hob and oven, washing machine, power points.

BEDROOM 1 14' 2" x 13' 1" (4.31m x 3.98m)

With double glazed square bay window to front aspect, power points, radiator.

BEDROOM 2 14' 4" x 11' 6" (4.37m x 3.50m)

Double glazed window to side aspect, radiator, power points.

BATHROOM

Enclosed paneled bath, wash/hand basin, low level wc.

GROUND FLOOR

FRONT DOOR

ENTRANCE HALLWAY

with staircase.

BEDROOM 5 14' 6" x 14' 4" (4.42m x 4.37m)

Double glazed square bay window to front aspect, power points, radiator.

BEDROOM 3 14' 3" x 11' 9" (4.34m x 3.58m)

Double glazed window to side aspect, power points, radiator.

BEDROOM 4 14' 3" x 3' 0" (4.34m x 0.91m)

Window to side aspect, power points, radiator.

BATHROOM

Enclosed paneled bath, low level wc, wash/hand basin, double glazed windows to rear aspect.

KITCHEN 7' 5" x 5' 5" (2.26m x 1.65m)

Range of fitted wall and base units with worksurfaces, inset sink/drainers with cupboards underneath, electric oven and hob, power points, washing machine, power points, double glazed window to rear aspect.

SECOND FLOOR

BEDROOM 6 14' 6" x 14' 5" (4.42m x 4.39m)

Double glazed square bay window to front aspect, radiator, power points.

BATHROOM

Enclosed paneled bath, low level wc, wash/hand basin, double glazed window to side aspect.

BEDROOM 7 14' 0" x 8' 0" (4.26m x 2.44m)

Double glazed window to side aspect, radiator, power points.

BEDROOM 8 17' 4" x 8' 0" (5.28m x 2.44m)

Double glazed window to rear aspect, radiator, power points.

KITCHEN/BREAKFAST ROOM 15' 0" x 12' 2" (4.57m x 3.71m)

Range of fitted wall and base units with worksurfaces, two inset sinks, two electric hobs and electric ovens, washing machines, power points, double glazed window to side aspect.

REAR GARDEN 36' 3" x 23' 0" (11.04m x 7.01m)

Steps leading up to a raised lawn area.

CURRENT RENTAL INCOME £4650.00 PER CALENDAR MONTH

