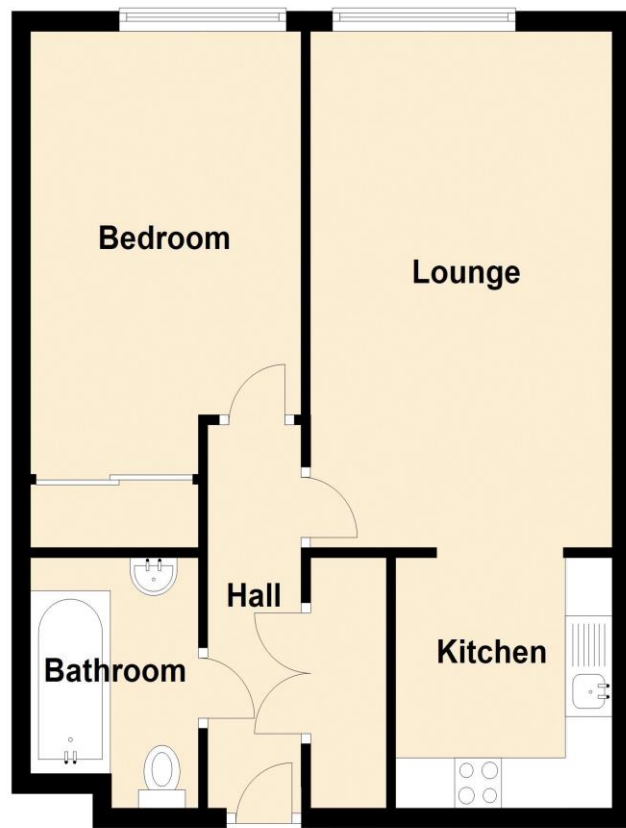


First Floor



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- 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.



HILLSIDE GARDENS, BARNET, EN5 4AU

Hamilton Chase are delighted to offer for sale this attractive one bedroom first floor retirement flat located at the top end of Hillside Gardens providing easy access to local shopping and transport facilities. Features include 17ft lounge/diner, fitted kitchen, bathroom, double glazed windows, chain free. Communally the residents have access to a communal lounge and kitchen, hairdressing salon, laundry facilities, communal gardens and parking. There is also a resident manager who lives on site.

**Leasehold**  
**£199,950**



## Accommodation



**COMMUNAL ENTRANCE**  
With entry phone system, communal hallway and waiting area, staircase and communal lift.

**FRONT DOOR**

**HALLWAY 10' 5" x 3' 11" (3.17m x 1.19m)**  
Fitted carpet, large storage cupboard housing hot water cylinder and storage space, wall mounted storage heater.



**LOUNGE/DINER 17' 0" x 10' 7" (5.18m x 3.22m)**  
Double glazed timber framed window to rear aspect [ west facing ] fitted carpet, power points, tv and telephone point, coving to ceiling, wall mounted storage heater.

**KITCHEN 8' 2" x 7' 7" (2.49m x 2.31m)**  
Range of fitted wall and base units with roll top work surfaces, built in electric oven, four ring electric hob with extractor hood above, plumbing for washing machine, power points, stainless steel sink/drainers with cupboards underneath, part tiled walls, coving to ceiling, flotex flooring.



**BATHROOM**  
Comprising of a three piece suite panelled bath with bath taps, wash/basin, low level wc, extractor fan, part tiled walls, heated towel rail, coving to ceiling.

**BEDROOM 1 14' 0" x 9' 4" (4.26m x 2.84m)**  
Measured up to mirror fronted floor to ceiling fitted wardrobe, fitted carpet, power points, storage heater, coving to ceiling, double glazed window to rear aspect [ west facing ].

**COMMUNAL GARDENS AND PARKING**

**COMMUNAL AREAS**  
Well maintained communal gardens, the residents have access to a communal lounge, kitchen, hairdressing salon, laundry facilities. There is also a resident manager located on site.



## Map of location

