



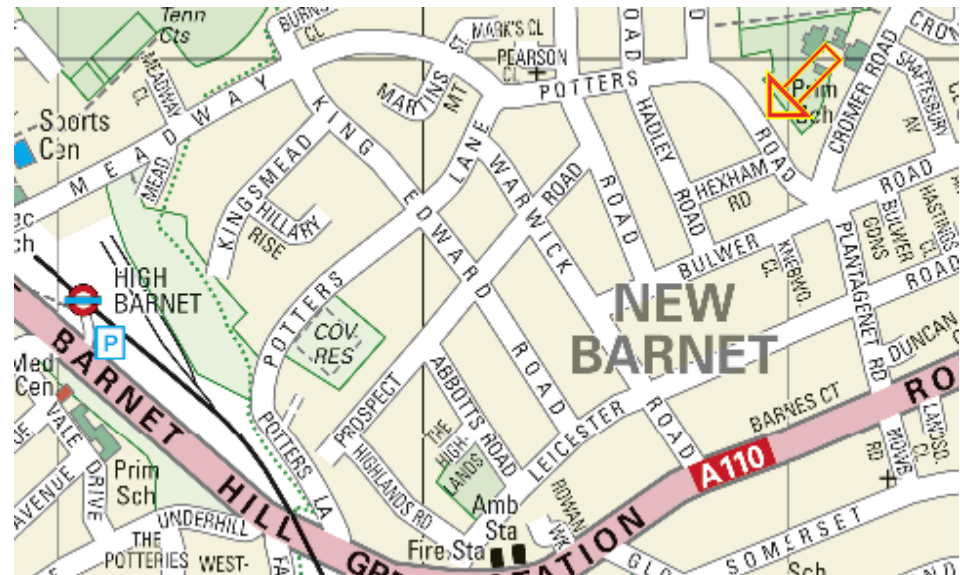
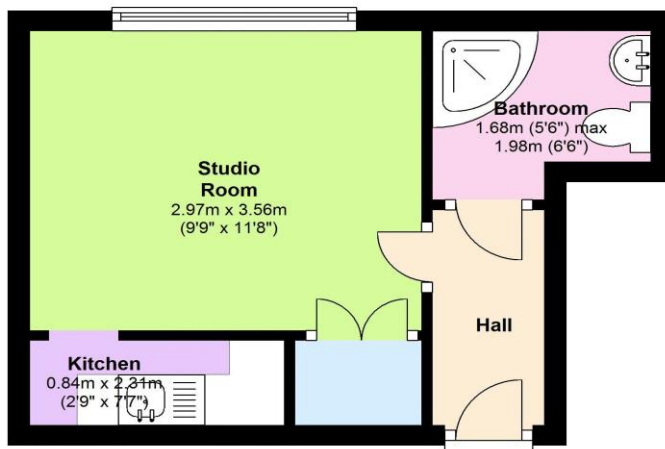
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020 8441 1123

Second Floor

Approx. 19.6 sq. metres (211.1 sq. feet)



Total area: approx. 19.6 sq. metres (211.1 sq. feet)

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.
5. 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.

27 Sheridan Lodge 38 Potters Road

Barnet EN5 5HW

£169,995 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this popular location within easy access of local schools, shops and New Barnet overground and High Barnet underground station Hamilton Chase are delighted to offer for sale this attractive top floor studio flat of which an internal viewing is highly recommended. Features include, lounge/dinner, fitted kitchen, modern shower room, communal gardens and parking, long lease, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

Communal entrance with entry phone system, staircase with access to all floors.

FRONT DOOR

HALLWAY

Laminated wood flooring, power point, telephone point, wall mounted electric fuse box.

LOUNGE/BEDROOM 11' 8" x 9' 9" (3.55m x 2.97m)

Double glazed window to rear aspect, laminated wood flooring, power points, telephone and tv power point, wall mounted electric heater, built in cupboard housing hot water cylinder.

KITCHEN

Range of fitted wall and base units with worksurfaces, stainless steel sink/drainers with cupboards underneath, lino flooring, splash back tiling to walls, extractor fan, cooker hood, electric cooker, washing machine machine and fridge/freezer. power points.

BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Corner shower unit with folding door, wall mounted electric shower, low level wc, wash/hand basin, part tiled walls, extractor fan, light lights, lino tiled flooring.

COMMUNAL GARDENS

Well maintained communal gardens mainly laid to lawn.

PARKING

Residents parking.

