



HamiltonCHASE

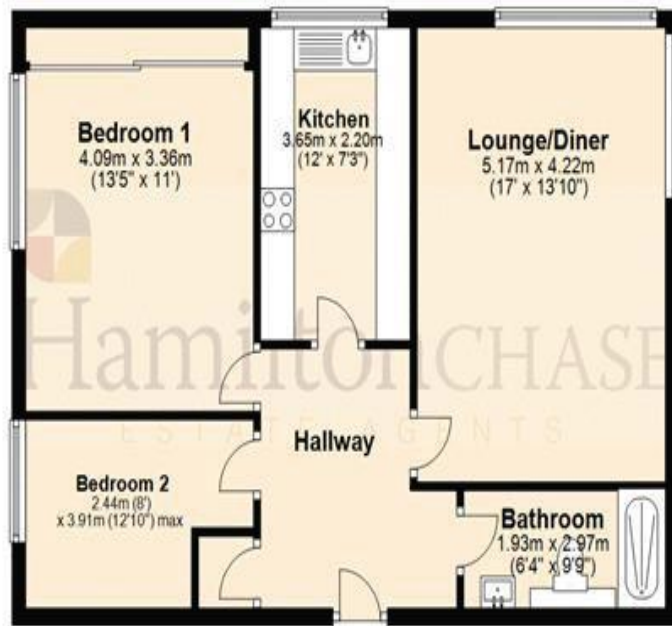


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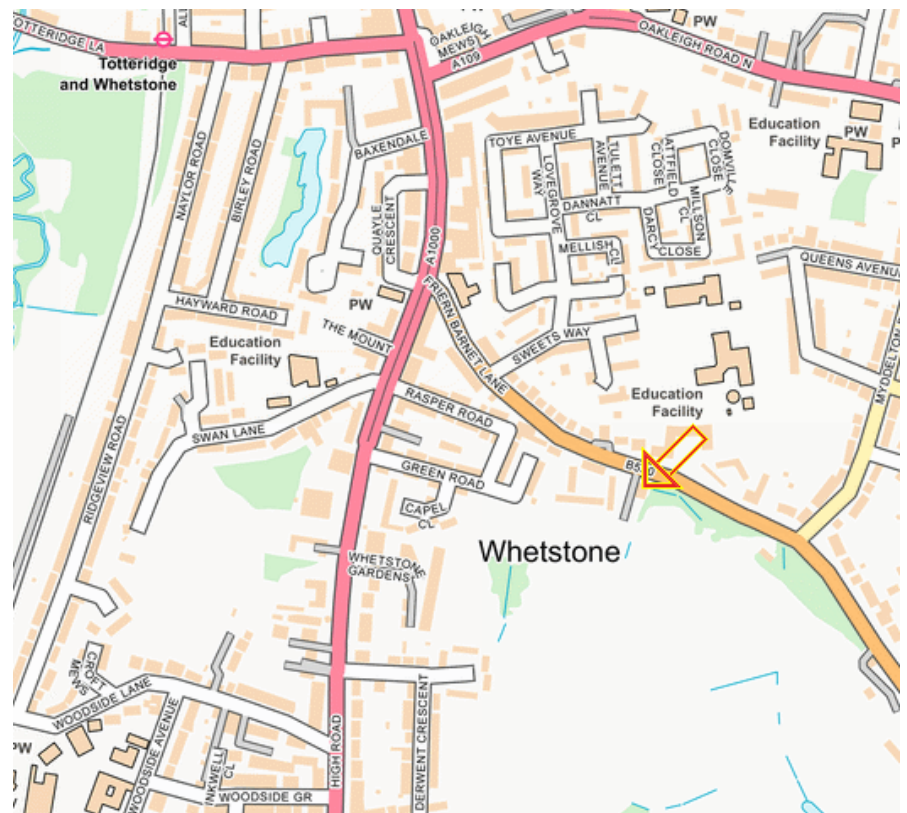
020 8441 1123

Ground Floor



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.
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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10 Links Court 224 Friern Barnet Lane

London N20 0NF

£460,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	53 E	
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this sought after location with views over North Middlesex Golf Course Hamilton Chase are delighted to offer for sale this bright and spacious top floor flat offering over 800 sq ft of living space forming part of this small private block just a short walk away from Whetstone High Road and Totteridge and Whetstone Northern Line tube station. Features include two double bedrooms, bright and spacious dual aspect lounge, fitted kitchen, modern bathroom, gas central heating, double glazed windows, residents parking, garage, share of freehold, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, communal staircase to all floors.

FRONT DOOR

HALLWAY 12' 0" x 7' 3" (3.65m x 2.21m)

Laminated wood flooring, power points, wall mounted entry phone, spot lights, smoke alarm, radiator.

LOUNGE/DINER 17' 0" x 13' 10" (5.18m x 4.21m)

Dual aspect double glazed windows to side and rear aspect with views over golf course, laminated wood flooring, power points, two radiators, tv and telephone point, spot lights.

KITCHEN 12' 0" x 7' 3" (3.65m x 2.21m)

Attractive range of fitted wall and base units with granite worksurfaces, inset sink with mixer taps and cupboards underneath, power points, built in oven and microwave, built in four ring gas hob with extractor hood above, built in washing machine and dishwasher, spot lights, built in fridge/freezer, splash back tiling to walls, tiled flooring, wall mounted gas central heating boiler, double glazed window to side aspect.

BEDROOM 1 13' 5" x 11' 0" (4.09m x 3.35m)

Double glazed window to front aspect, power points, floor to ceiling built in wardrobes, power points, radiator. fitted carpet.

BEDROOM 2 12' 10" x 8' 0" (3.91m x 2.44m)

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

BATHROOM

Walk in double shower with ceiling and wall mounted shower, low level wc, fitted cupboard with shelving, vanity unit with inset wash/hand basin, tiled flooring and walls, spot lights, extractor fan.

RESIDENTS PARKING

COMMUNAL GARDENS

Attractive and well maintained communal gardens with flower and shrub borders backing onto golf course.

GARAGE

En bloc with up and over door.

SHARE OF FREEHOLD

