



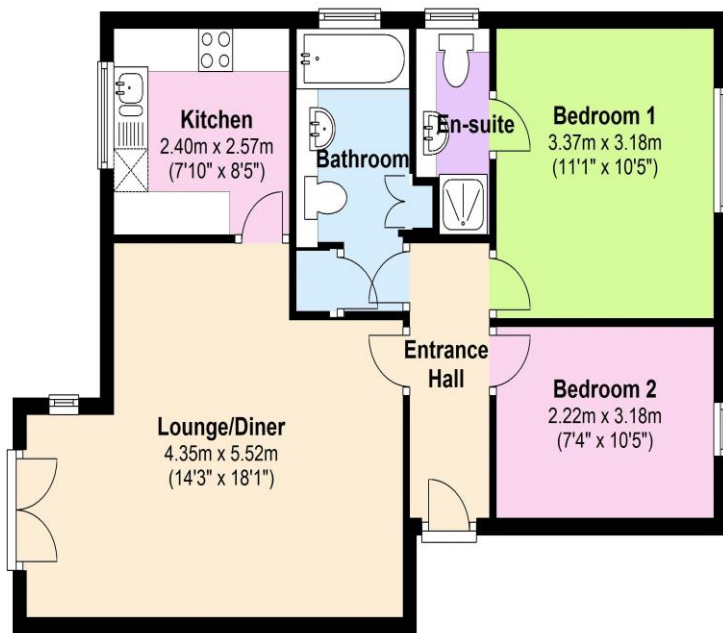
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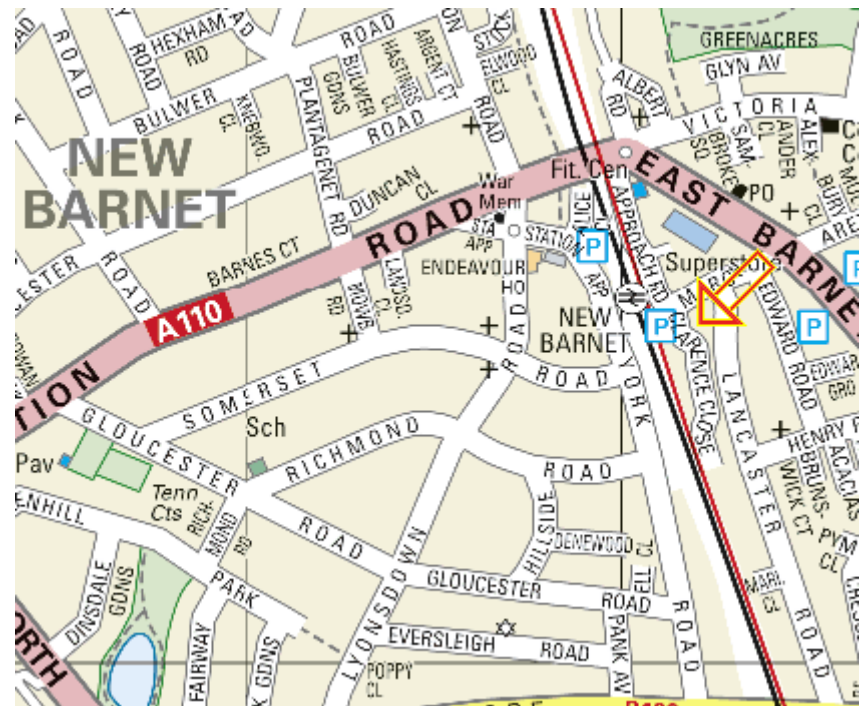
020 8441 1123

### Ground Floor

Approx. 57.9 sq. metres (623.8 sq. feet)



Total area: approx. 57.9 sq. metres (623.8 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.

# 94 Clarence Close

new barnet EN4 8AN

**£350,000 Leasehold**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this sought after gated development just a moments walk away from New Barnet overground station Hamilton Chase are delighted to offer for sale this stunning ground floor two double bedroom flat of which an internal viewing is highly recommended. Features include two double bedrooms, family bathroom and en suite shower, 18 ft lounge/diner, modern fitted kitchen, extended lease, allocated parking space, chain free.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system, communal staircase to all floors.

### FRONT DOOR

### HALLWAY

Wood flooring, wall mounted fuse box, telephone point, power point, smoke alarm.

### LOUNGE/DINER 18' 1" x 14' 3" (5.51m x 4.34m)

Small double glazed window to side aspect, double glazed french doors to front aspect, fitted carpet, wall mounted electric heater, power points, tv and telephone point.

### KITCHEN 8' 5" x 7' 10" (2.56m x 2.39m)

Double glazed window to front aspect, attractive range of fitted wall and base units with fitted wall and base units with ample worksurfaces, splash back tiling to walls, power points, inset stainless steel one/half bowl sink/drainers with cupboards underneath, built in fridge/freezer, washing machine and dishwasher, built in four ring electric hob, electric oven, extractor hood, wood flooring.

### FAMILY BATHROOM

enclosed paneled bath with wall mounted electric shower, folding shower screen, heated towel rail, splash back tiling to walls, concealed low level wc system and wash/hand basin with storage cupboards, electric shaver point, tiled flooring, built in storage cupboard, extractor fan, cupboard housing hot water cylinder, double glazed window to side aspect,

### BEDROOM 1 11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window to rear aspect, fitted carpet, wall mounted electric heater, power points, telephone and tv power point, extractor fan.

### EN SUITE

Walk in shower with wall mounted electric shower, vanity unit with inset wash/hand basin with cupboards and storage space, low level wc, tiled flooring, extractor fan, double glazed window to side aspect.

### BEDROOM 2 10' 5" x 7' 4" (3.17m x 2.23m)

Double glazed window to rear aspect, fitted carpet, power points, wall mounted electric heater, tv and telephone point.

### RESIDENTS PARKING

