



# HamiltonCHASE

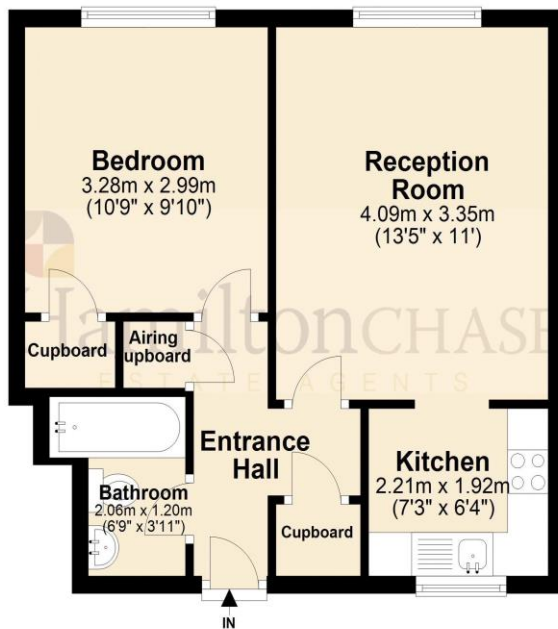


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## Ground Floor



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.
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# 24 Gillings Court Wood Street

Barnet EN5 4BU

£290,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this highly sought after location within easy access of High Barnet underground station and High Barnet's shopping facilities Hamilton Chase are delighted to offer for sale this ground floor one bedroom maisonette which is being offered chain free. Features include one double bedroom, lounge, fitted kitchen, bathroom, electric heating, long lease, allocated parking space, chain free.

## ACCOMMODATION

### FRONT DOOR

### ENTRANCE HALL

Fitted carpet, wall mounted storage heater, power point, telephone point, built in storage cupboard, built in cupboard housing hot and cold water tanks.

### LOUNGE 13' 5" x 11' 0" (4.09m x 3.35m)

Double glazed window to front aspect, power points, fitted carpet, power points, tv power point, coving to ceiling, wall mounted storage heater.

### KITCHEN 7' 3" x 6' 4" (2.21m x 1.93m)

Range of fitted wall and base units, with worksurfaces, inset stainless steel sink/drainer with cupboards underneath, power points, electric cooker, washing machine, lino flooring, splash back tiling to walls, double glazed window to rear aspect.

### BATHROOM 0' 0" x 0' 0" (0.00m x 0.00m)

Enclosed paneled bath with wall mounted shower attachment, shower rail and curtain, low level wc, wash/hand basin, fitted carpet, extractor fan, wall mounted electric heater.

### BEDROOM 1 10' 9" x 9' 10" (3.27m x 2.99m)

Double glazed window to front aspect, fitted carpet, power points, wall mounted electric heater, built in single wardrobe.

### ALLOCATED PARKING SPACE

