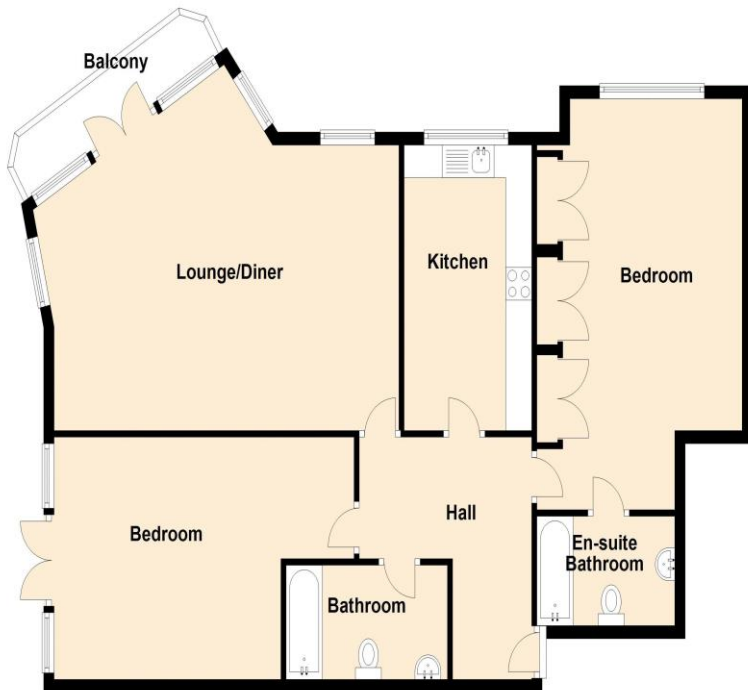




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First Floor



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.
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.

4 Vantage Point Victors Way

Barnet EN5 5TZ

£450,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated within 0.3 of a mile of High Barnet Underground station Hamilton Chase are delighted to offer for sale this most attractive first floor two double bedroom apartment offering 1800 sq ft of living accommodation forming part of this modern development. Features include two double bedrooms, two bathrooms, 20 ft lounge/diner, fitted kitchen, gas central heating, underground allocated parking space with gated access, share of freehold, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system and access to underground parking, communal staircase and lift to all floors.

FRONT DOOR

HALLWAY

LOUNGE/DINER 20' 3" x 18' 0" (6.17m x 5.48m)

KITCHEN 14' 1" x 7' 8" (4.29m x 2.34m)

BEDROOM 1 20' 9" x 10' 11" (6.32m x 3.32m)

EN-SUITE BATHROOM

BEDROOM 2 13' 6" x 12' 1" (4.11m x 3.68m)

FAMILY BATHROOM

UNDERGROUND ALLOCATED PARKING SPACE WITH GATED ACCESS

COMMUNAL ROOF TERRACE PROVING STUNNING VIEWS

