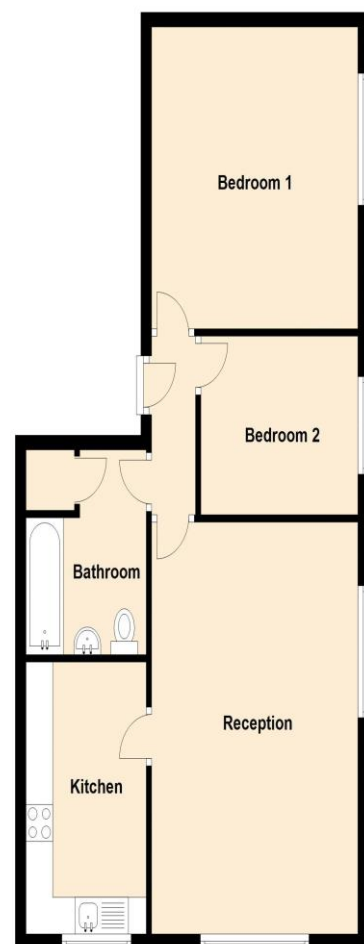


# Floorplan

Ground Floor



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 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.



**Leicester Road, Barnet, EN5 5DG**

Situated in this sought after location within easy access of local shops, schools and High Barnet or New Barnet stations Hamilton Chase are delighted to offer for sale this attractive Two bedroom ground floor apartment forming part of this modern development. Features include two bedrooms, 18ft reception, fitted kitchen, double glazed windows, communal gardens, allocated parking, share of freehold. The property itself is being offered chain free and an internal viewing is most highly recommended.

**Share of Freehold £395,000**

## Accommodation



**COMMUNAL ENTRANCE**  
With entry phone system.

**FRONT DOOR**

**ENTRANCE HALL**  
Wooden flooring, telephone point, power points, wall mounted entry phone.



**RECEPTION 18' 5" x 13' 0" (5.61m x 3.96m)**  
Dual aspect double glazed windows to front and side aspect, wooden flooring, power points, double radiator, tv power point, telephone point, coving to ceiling.

**KITCHEN 12' 2" x 7' 8" (3.71m x 2.34m)**  
Range of fitted wall and base units with rolled top work surfaces, inset stainless steel sink/drainers with cupboards underneath, wall mounted gas central heating boiler, splash back tiling, plumbing for washing machine, lino flooring, built in gas hob and electric oven, extractor hood, power points, radiator, double glazed window to front aspect.



**BEDROOM 1 13' 8" x 12' 8" (4.16m x 3.86m)**  
Double glazed window to side aspect, fitted carpet, radiator, power points.



**BEDROOM 2 9' 8" x 8' 0" (2.94m x 2.44m)**  
Double glazed window to side aspect, fitted carpet, power points, telephone point.

**BATHROOM 9' 2" x 7' 4" (2.79m x 2.23m)**  
Enclosed paneled bath with shower attachment, wash/hand basin, lino flooring, radiator, low level wc, tiled walls, electric shaver point, extractor fan, built in storage cupboard.



**COMMUNAL GARDENS**

**ALLOCATED PARKING SPACE**



## Map of location

