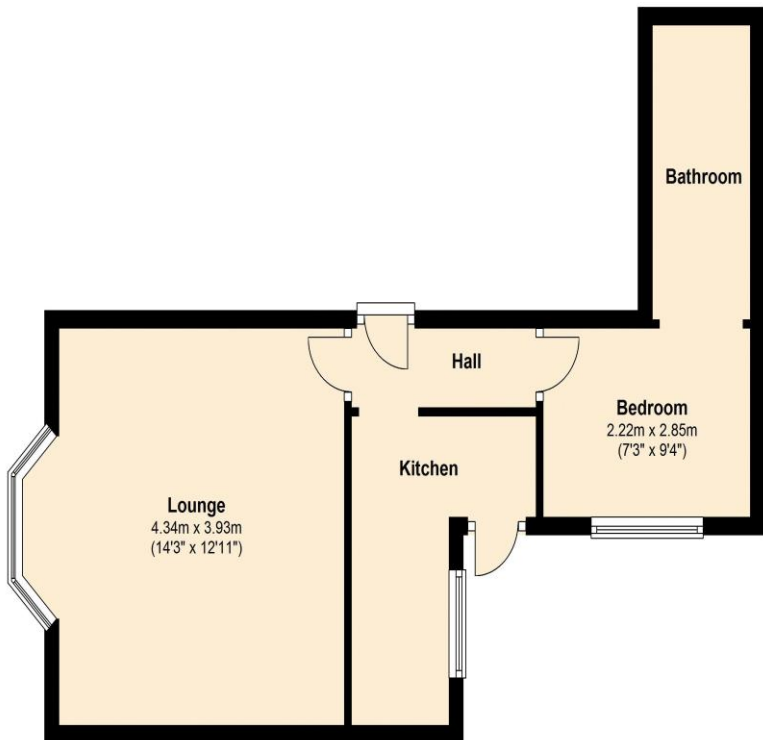




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Ground Floor



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.

Flat 3, 35 Alston Road
EN5 4EU

£285,000 Share of Freehold

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this highly sought after location within easy access of Barnet High Street, excellent schools and transport facilities including High Barnet Underground station Hamilton Chase are delighted to offer for sale this recently redecorated Ground floor flat with its own front and rear gardens. the property is being offered Chain Free and has the following features, one bedroom, 16 ft lounge/diner, L shaped kitchen, modern bathroom, own rear garden, share of freehold, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

Leading to communal hallway, fitted carpet.

FRONT DOOR

HALLWAY

Tiled flooring, radiator.

LOUNGE/DINER 16' 1" x 14' 4" (4.90m x 4.37m)

Square bay window to front aspect with sash windows, wood flooring, radiator, power points, broadband point, tv and telephone point, two built in storage cupboards with display surface above.

L SHAPED KITCHEN 7' 6" x 4' 6" (2.28m x 1.37m)

Fitted base unit with inset stainless steel sink/drainer with cupboard underneath, electric free standing cooker, power points, tiled flooring, wall mounted gas central heating boiler, double glazed windows to rear and side aspect. 2nd part of kitchen area 8ft x 5 ft, Fitted base unit with inset stainless steel sink/drainer with cupboards underneath, electric free standing cooker, power points, radiator, tiled flooring. other section of kitchen, fitted wall cupboards and fitted base unit, tiled flooring, power point, double glazed door to rear garden.

BEDROOM 1 9' 0" x 7' 3" (2.74m x 2.21m)

Double glazed window to side aspect, tiled flooring, power points, radiator, door to bathroom.

BATHROOM 10' 8" x 4' 5" (3.25m x 1.35m)

Tiled flooring, paneled bath, low level wc, wash/hand basin, radiator, splash back tiling to walls, extractor fan, small double glazed window to rear aspect.

OWN SECTION OF FRONT GARDEN

OWN REAR GARDEN 24' 0" x 18' 0" (7.31m x 5.48m)

Mainly laid with loose stones.

DISCLAIMER

Please note that one of the owners of this property is a director of Hamilton Chase

