



# HamiltonCHASE



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Plan produced using PlanUp.



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# 31 Chesterfield Flats Bells Hill

Barnet EN5 2RD

£310,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	63   D
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this popular location within easy access of local schools, shops and transport facilities Hamilton Chase are delighted to offer for sale this attractive top floor flat of which an internal viewing is most highly recommended. The property itself is in excellent decorative order and offers the following features two bedrooms, fitted kitchen, 17 ft lounge/diner, gas central heating, double glazed windows, modern bathroom, communal gardens, an internal viewing is highly recommended.

## ACCOMMODATION

COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM

COMMUNAL STAIRCASE TO ALL FLOORS

STORAGE CUPBOARD

FRONT DOOR

LOUNGE/DINER 17' 10" x 11' 11" (5.43m x 3.63m)

Fitted carpet, wall mounted entry phone, tv and telephone point, power points, coving to ceiling, built in storage cupboard housing gas and electric meters, radiator, two double glazed windows to front aspect.

BEDROOM 2 11' 11" x 6' 4" (3.63m x 1.93m)

Fitted carpet, coving to ceiling, radiator, power points, fitted double wardrobe, double glazed window to front aspect.

INNER HALLWAY

Laminated wood flooring, radiator.

BEDROOM 1 14' 3" x 12' 6" (4.34m x 3.81m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, fitted wardrobes, over head fitted cupboards.

BATHROOM 7' 8" x 6' 5" (2.34m x 1.95m)

Enclose paneled bath with wall mounted electric shower, folding shower screen, low level wc, wash/hand basin, heated towel rail, part tiled walls, coving to ceiling, laminated wood flooring, sky light window to side aspect.

KITCHEN 10' 10" x 7' 10" (3.30m x 2.39m)

Fitted base units with ample worksurfaces, inset stainless steel sink/drainer with cupboards underneath, plumbing for washing machine, power points, splash back tiling to walls, built in four ring gas hob with electric oven, laminated wood flooring, double glazed window to rear aspect.

UTILITY CUPBOARD

Housing gas central heating boiler, double glazed window.

COMMUNAL GARDENS

With outside space, lawn and patio area, including clothes drying area.

