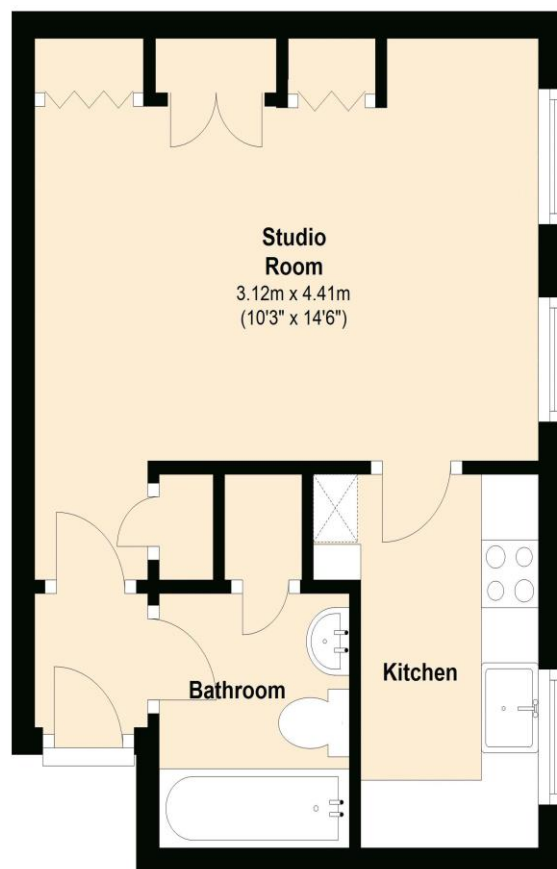


Floorplan

Ground Floor



HamiltonCHASE



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		46
(21-38)	F	33	
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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.

Sellwood Drive, Barnet, EN5 2RW

Situated in this sought after cul de sac position within easy access of local amenities including shops, schools and transport facilities Hamilton Chase are delighted to offer for sale this modern ground floor studio flat which is being offered chain free. Features include lounge/bedroom, fitted kitchen, modern bathroom, allocated parking space, chain free.

Leasehold
£189,995

Accommodation

COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM

ALLOCATED PARKING SPACE

Allocated parking space and communal gardens.



FRONT DOOR

HALLWAY

Wooden flooring, power point, built in cupboard housing hot water tank.

LOUNGE/BEDROOM AREA 14' 6" x 10' 3" (4.42m x 3.12m)

Window to rear aspect, power points, tv power point, fitted wardrobes, wooden flooring, storage heater.



KITCHEN

Range of fitted wall and base units with work surfaces, built in electric hob and oven with extractor hood above, stainless steel sink, plumbing for washing machine, power points, part tiled walls, wooden flooring, window to rear aspect.

BATHROOM

Comprising of a panelled bath with wall mounted electric shower, low level wc, wash/hand basin, tiled walls and flooring, extractor fan,



Map of location

