



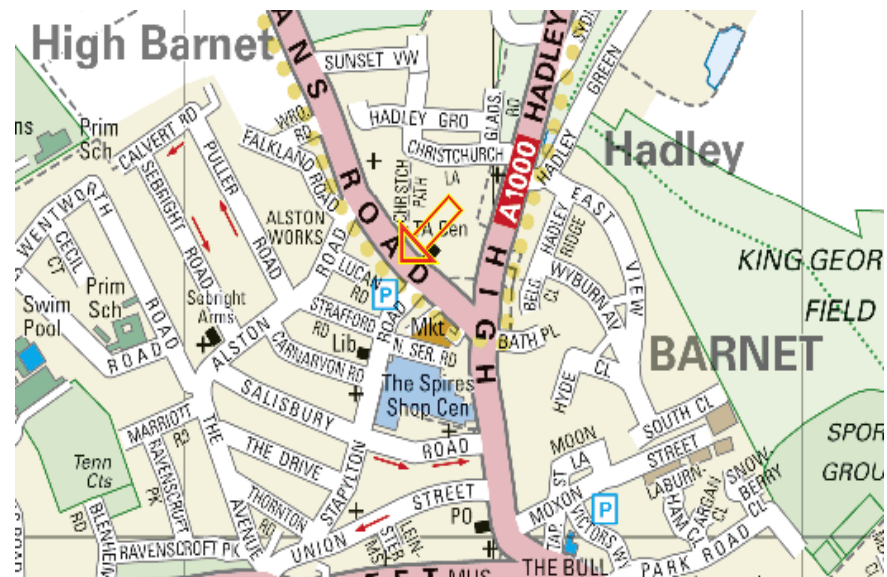
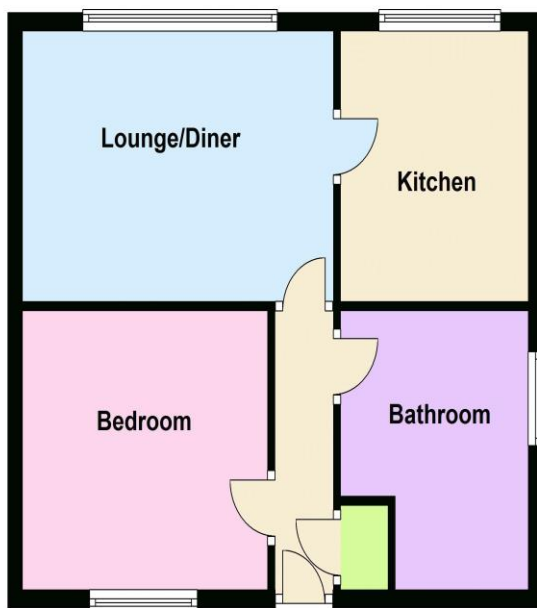
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020 8441 1123

Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 40.3 sq. metres (433.8 sq. feet)

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.

51 St. Albans Road

Barnet EN5 4LN

£295,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this convenient location within easy access of Barnet High street with its shopping facilities and High Barnet underground station Hamilton Chase are delighted to offer for sale this attractive one bedroom ground floor maisonette of which an internal viewing is most highly recommended. Features include one double bedroom, 15ft lounge/diner, fitted kitchen, modern bathroom, gas central heating, well maintained communal gardens, allocated parking space, share of freehold, chain free.

ACCOMMODATION

PART GLAZED FRONT DOOR

HALLWAY

Parquet flooring, radiator, power point, cupboard housing fuse box, floor to ceiling built in storage cupboard.

LOUNGE/DINER 15' 0" x 9' 4" (4.57m x 2.84m)

Double glazed window to rear aspect overlooking communal gardens, wood flooring, power points, coving to ceiling, radiator, tv and telephone points.

KITCHEN 9' 4" x 8' 6" (2.84m x 2.59m)

Attractive range of fitted wall and base units with ample worksurfaces, inset stainless steel sink/drainage with cupboard underneath, wall mounted gas central heating boiler, power points, splash back tiling to walls, plumbing for washing machine, coving to ceiling, built in four ring electric hob with extractor hood above, built in electric oven, wood flooring, double glazed window to rear aspect overlooking communal gardens.

BEDROOM 1 11' 6" x 10' 0" (3.50m x 3.05m)

Square bay window to front aspect, fitted carpet, radiator, power points, coving to ceiling.

BATHROOM

Enclosed paneled bath with wall mounted shower attachment, shower rail and curtain, low level wc, wash/hand basin, lino flooring, radiator, frosted window to side aspect.

COMMUNAL GARDENS

Attractive and well maintained communal gardens, comprising of flower and shrub borders, lawn area, large patio area, park bench seating.

OUTSIDE STORAGE CUPBOARD

ALLOCATED PARKING SPACE

