



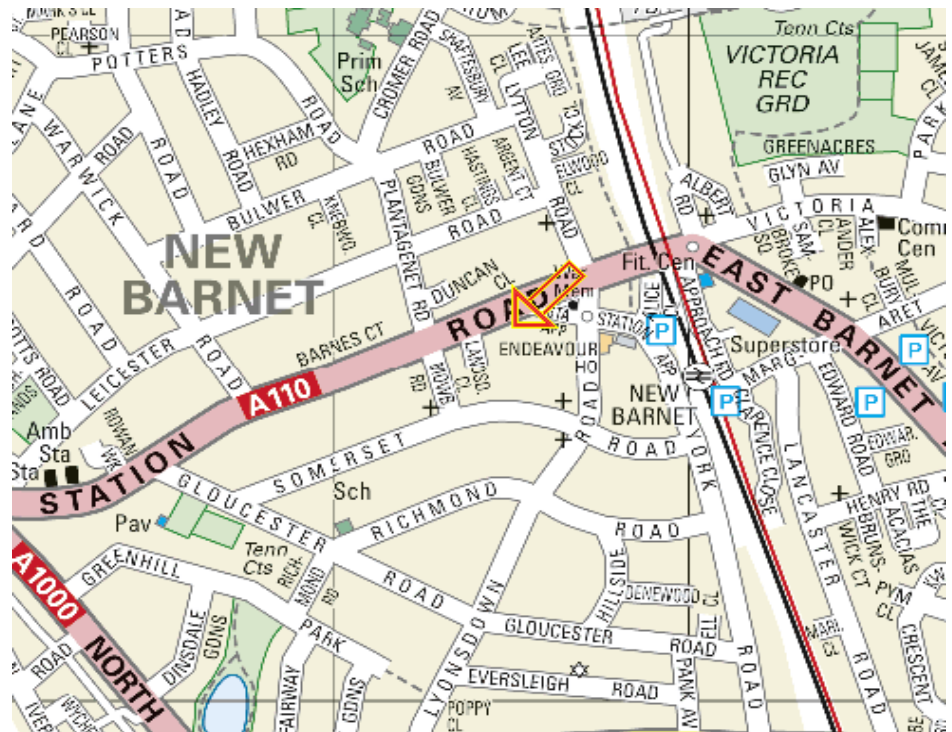
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Ground Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.



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.
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Flat 4 Chambers Court 32 Station Road

Barnet EN5 1PL

£385,000 Leasehold

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

PROPERTY SUMMARY

Forming part of this most attractive character Victorian property Hamilton Chase are delighted to offer for sale this well maintained two double bedroom ground floor flat of which an internal viewing is most highly recommended. The property itself is ideally located close to local amenities including New Barnet overground station. Features of the property include two double bedrooms, dressing room, en suite shower room and family bathroom, fitted kitchen, lounge/diner, high ceilings, wood flooring, residents parking, long lease, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, private letter boxes, feature staircase to all floors.

FRONT DOOR

INNER HALLWAY

Wood flooring, spot lights, door to hallway.

HALLWAY

Wood flooring, spot lights, power points, wall mounted video entry phone, two floor to ceiling built in cupboards one housing the washing machine.

LOUNGE/DINER 13' 10" x 13' 7" (4.21m x 4.14m)

Wood flooring, power points, spot lights, tv and telephone point, two radiators, two large double glazed sash windows to front aspect.

KITCHEN 8' 4" x 5' 7" (2.54m x 1.70m)

Attractive range of fitted wall and base units with granite worksurfaces, power points, built in four ring gas hob with extractor hood above, built in electric oven, inset sink with cupboards underneath, built in fridge freezer, tiled flooring, spot lights, built in dishwasher.

FAMILY BATHROOM

Enclosed paneled bath with wall mounted shower attachment, shower rail and curtain, wash/hand basin, low level wc, splash back tiling to walls, tiled flooring, extractor fan, spot lights, wall mounted heated towel rail.

BEDROOM 1 11' 6" x 10' 4" (3.50m x 3.15m)

Wood flooring, power points, radiator, spot lights, tv and telephone point, two large double glazed sash windows to side aspect.

DRESSING AREA

Two double floor to ceiling built in wardrobes one housing gas central boiler.

EN-SUITE

Walk in double shower with wall mounted shower, shower screen, wash/hand basin, low level wc, spot lights, tiled flooring, heated towel rail.

BEDROOM 2 14' 3" x 7' 10" (4.34m x 2.39m)

Wood flooring, fitted carpet, power points, tv and telephone points, spot lights, two large double glazed sash windows to front aspect.

ALLOCATED RESIDENTS PARKING

