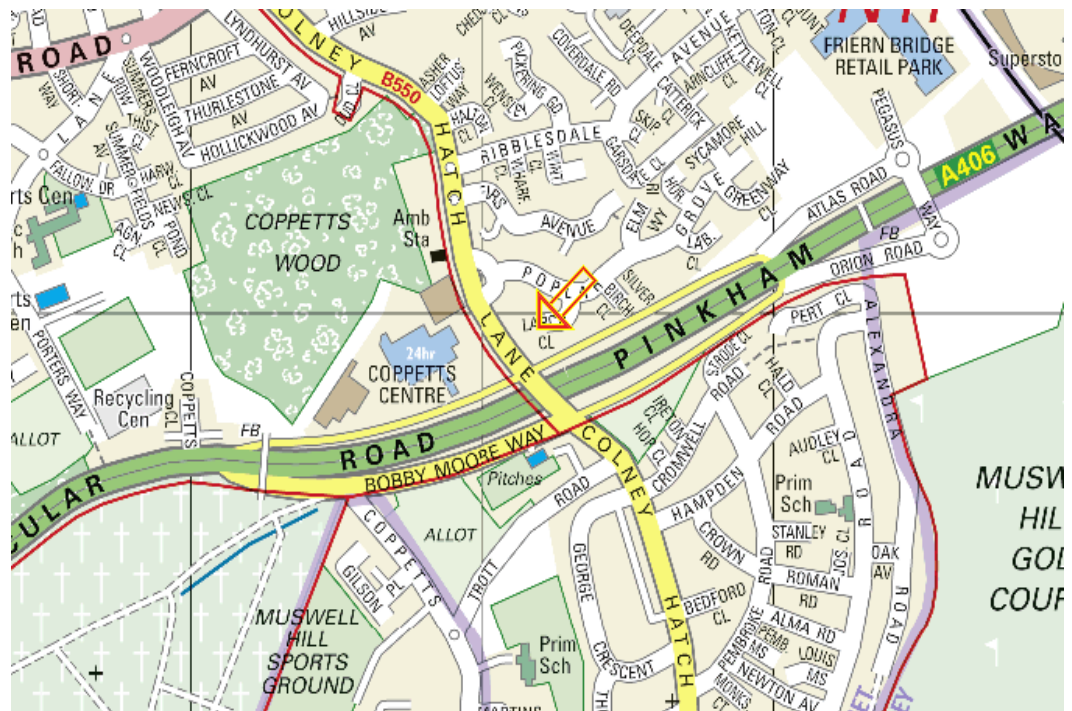




Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ  
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



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.
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 12 Larch Close

London N11 3NN

£270,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

situated in this cul de sac turning located off of Colney Hatch Lane and within easy access of New Southgate main line station Hamilton Chase are offering for sale this top floor two bedroom flat in need of complete modernisation and is being offered chain free. Features include a long lease, two bedrooms, 16 ft lounge/diner, gas central heating, double glazed windows, residents parking, chain free.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system.

### FRONT DOOR

### HALLWAY

Fitted carpet, power points, wall mounted entry phone, built in cupboard housing hot and cold water tanks, access to loft space.

### LOUNGE/DINER 16' 7" x 11' 4" (5.05m x 3.45m)

Floor to ceiling double glazed window to rear aspect, fitted carpet, power points, tv and telephone point, coving to ceiling, radiator, double glazed window to side aspect.

### KITCHEN 8' 6" x 8' 6" (2.59m x 2.59m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainage with cupboards underneath, wall mounted gas central heating boiler, power points, cupboard housing electric meter, built in four ring gas hob with electric oven, gas meter, plumbing for washing machine, double glazed window to rear aspect.

### BATHROOM

Enclosed paneled bath, wash/hand basin, low level wc, lino flooring, splash back tiling to walls.

### BEDROOM 1 13' 6" x 9' 3" (4.11m x 2.82m)

Floor to ceiling double glazed window to front aspect, fitted carpet, power points, radiator.

### BEDROOM 2 10' 1" x 6' 10" (3.07m x 2.08m)

Floor to ceiling double glazed window to front aspect, fitted carpet, power points, radiator.

### COMMUNAL GARDENS

### RESIDENTS PARKING

