

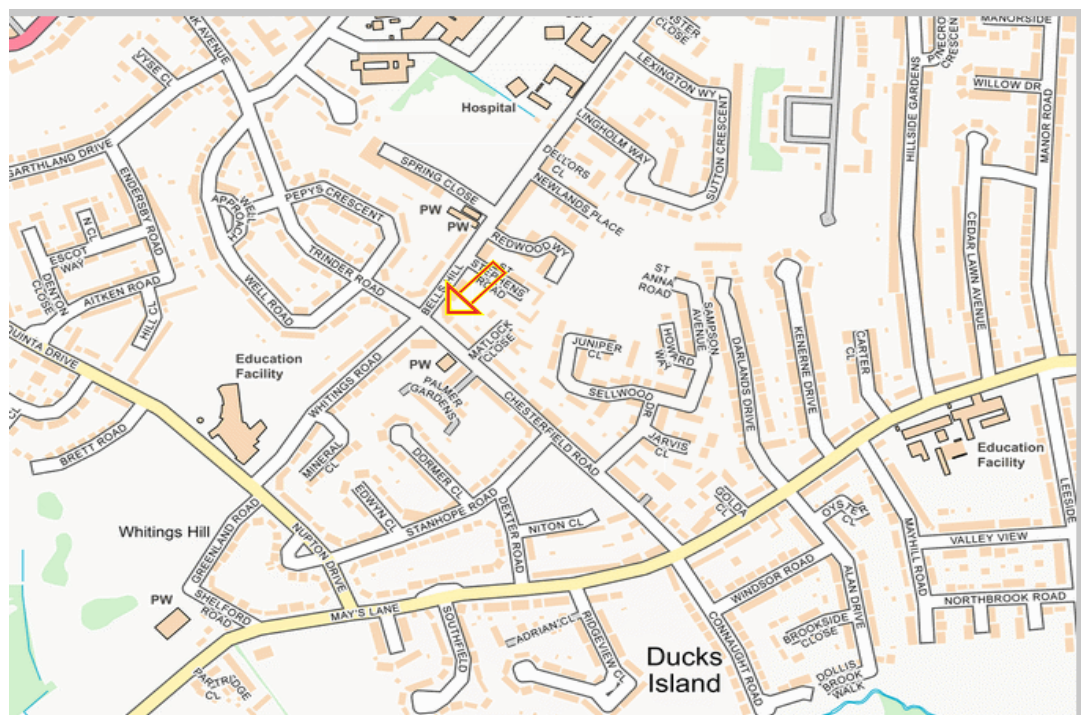
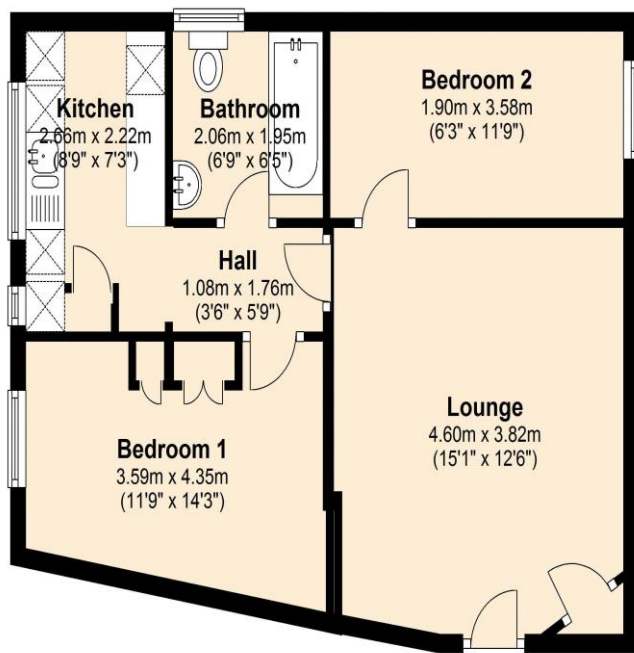


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## Second Floor



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.
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# 20 Chesterfield flats Bells Hill

Barnet EN5 2RD

£299,995 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 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 two bedroom flat of which an internal viewing is most highly recommended. The property itself is in good decorative order and offers the following features two bedrooms, fitted kitchen, 15 ft lounge, gas central heating, double glazed windows, modern bathroom, communal gardens, chain free.

## ACCOMMODATION

### COMMUNAL ENTRANCE

Communal entrance door with security entry phone system, communal staircase to all floors.

### COMMUNAL ENTRANCE HALLWAY

Own built in storage cupboard.

### FRONT DOOR

Double glazed front door into Lounge/dining room.

### LOUNGE/DINER 15' 1" x 12' 6" (4.59m x 3.81m)

Two double glazed windows to front aspect, double radiator, laminated wood flooring, power points, tv and telephone point, built in storage cupboard housing gas and electric meters, door to Bedroom 2.

### INNER HALLWAY

Doors to Bedroom 1 and bathroom and open doorway into kitchen.

### KITCHEN 8' 9" x 7' 3" (2.66m x 2.21m)

Range of fitted wall and base units with worksurfaces incorporating an inset one and half bowl stainless steel sink/drain unit with mixer tap, built in stainless steel gas hob with an extractor hood above, built in electric oven, space for a fridge/freezer, plumbing and space for a washing machine machine and dishwasher, power points, slate effect flooring, radiator, built in cupboard housing a gas central heating combination boiler, double glazed window to rear aspect.

### BEDROOM 1 14' 3" x 11' 9" (4.34m x 3.58m)

Double glazed window to rear aspect, double radiator, power points, built in wardrobes, fitted carpet.

### BEDROOM 2 11' 9" x 6' 3" (3.58m x 1.90m)

Double glazed window to front aspect, double radiator, power points, laminated wood flooring.

### BATHROOM 6' 9" x 6' 5" (2.06m x 1.95m)

Comprising of a white suite, paneled enclosed bath with mixer tap and shower attachment, low level wc, wash/hand basin, part tiled walls, slate effect flooring, heated towel rail, window to side aspect.

### COMMUNAL GARDENS

Well maintained communal gardens surrounding the block, bin storage area, drying area.

### TENURE

Leasehold- The term of the lease is 125 years from 1st April 1984

