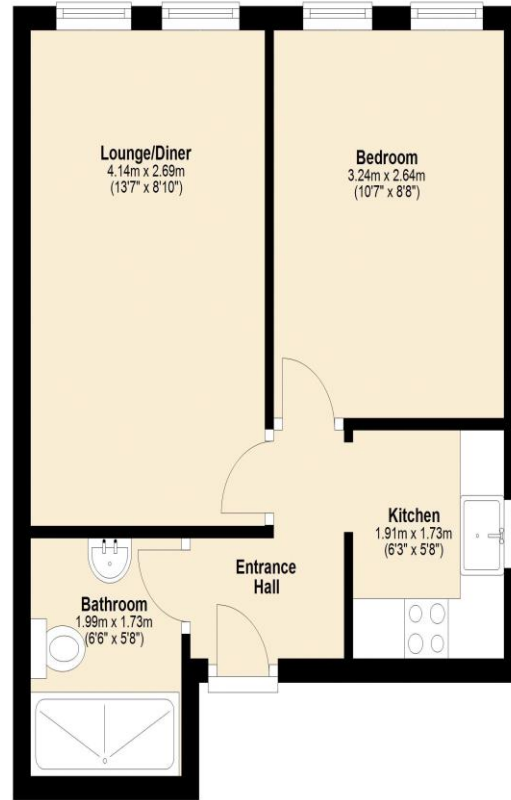


Floorplan

Ground Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 30.1 sq. metres (324.5 sq. feet)

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	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.



HamiltonCHASE



3 Potters Road Barnet EN5 5HS

Hamilton Chase are delighted to offer for sale this most attractive and modernised one bedroom ground floor flat forming part of this small modern block. The property itself is being offered in excellent order and benefits from a double bedroom, lounge/diner, newly fitted kitchen, new gas central boiler, new bathroom, double glazed windows, communal gardens, shared loft storage space, allocated parking space, share of freehold, ideal first time buyer purchase or buy to let, easy access to New Barnet overground station and shopping facilities, viewing highly recommended.

Share of Freehold
£279,950

Accommodation



COMMUNAL ENTRANCE
With entry phone system.

FRONT DOOR

HALLWAY
Wooden flooring, telephone point, wall mounted entry phone, radiator, smoke alarm.



LOUNGE/DINER 13' 7" x 8' 10" (4.14m x 2.69m)
Two double glazed windows to front aspect, wood flooring, power points, tv and telephone points, radiator.

KITCHEN 6' 3" x 5' 8" (1.90m x 1.73m)
Attractive range of fitted wall and base units with work surfaces, inset stainless steel sink with cupboard underneath, plumbing for washing machine, gas and electric cooker points, Zanussi extractor hood, power points, wood flooring, double glazed window to side aspect.



BEDROOM 10' 7" x 8' 8" (3.22m x 2.64m)
Two double glazed windows to front aspect, fitted carpet, power points, telephone point, radiator.

BATHROOM 6' 6" x 5' 8" (1.98m x 1.73m)
Walk in double shower cubicle with power shower, shower screen, low level wc, vanity unit with inset wash/hand basin, radiator, tiled walls and flooring, extractor fan, fitted cupboard housing gas central heating boiler.



SHARED LOFT STORAGE SPACE

ALLOCATED PARKING SPACE



Map of location

