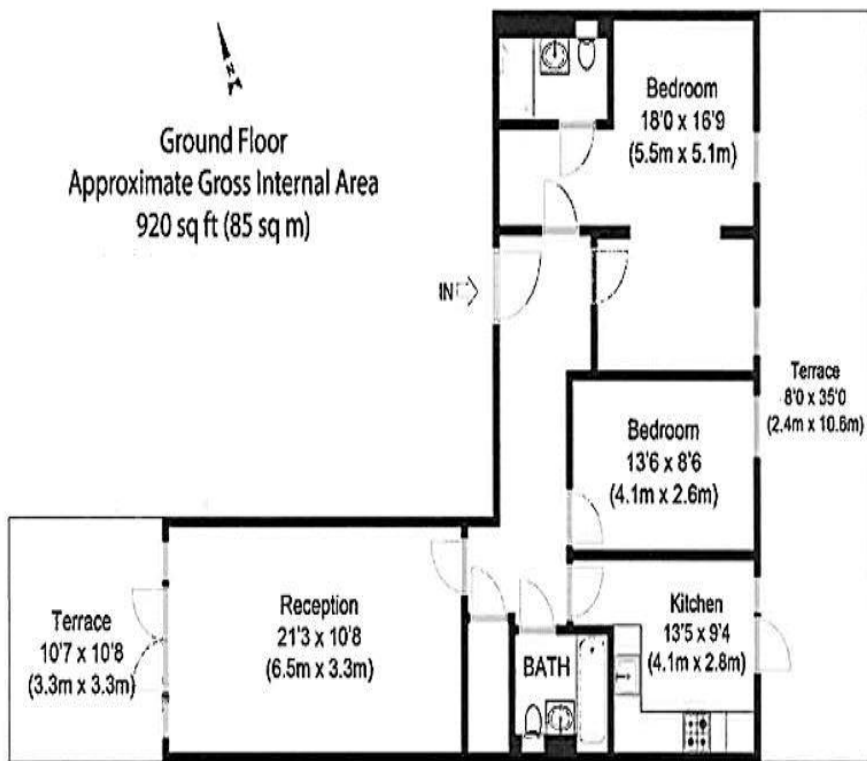




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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.

1 Vesta House Great North Road

Barnet EN5 1EJ

Offers in excess of :

£450,000

Leasehold

PROPERTY SUMMARY

Forming part of this sought after modern development within easy access of Whetstone and its shopping facilities as well as excellent transport links including High Barnet and New Barnet Underground and Overground Stations, Hamilton Chase are delighted to offer for sale this most attractive Lower Ground floor spacious two/three bedroom apartment with its own private terrace area opening onto the communal gardens offering just over 900 sq ft of living space. The property is presented in excellent condition and offers the following features, two/three bedrooms, 21 ft lounge/diner, fitted kitchen, family bathroom and en suite, two terraces, under floor heating, double glazed windows, gated allocated parking space, long lease, chain-free, viewing highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, staircase leading to all floors.

FRONT DOOR

HALLWAY

Wood flooring, power points, spot lights, wall mounted entry phone, walk in cupboard housing hot water cylinder and storage space.

LOUNGE/DINER 21' 3" x 10' 8" (6.47m x 3.25m)

Wood flooring, power points, spot lights, tv and telephone point, double glazed windows and double glazed french doors to private terraced area.

TERRACED AREA 10' 7" x 10' 8" (3.22m x 3.25m)

Private decked terrace with direct access onto the communal gardens.

KITCHEN 13' 5" x 9' 4" (4.09m x 2.84m)

Attractive range of fitted wall and base units with granite worksurfaces, built in electric hob with extractor hood above, built in oven and grill, spot lights, power points, inset stainless steel sink with mixer tap, built in washing machine and dishwasher, splash back tiling to walls, built in fridge/freezer, double glazed window and double glazed door to a private terraced patio area.



TERRACED AREA 35' 0" x 8' 0" (10.66m x 2.44m)

Private patio terraced area.

FAMILY BATHROOM

Enclosed paneled bath with wall mounted shower attachment, shower screen, concealed wash/hand basin and low level wc, one tiled wall, tiled flooring, fitted mirrored storage cabinet.

BEDROOM 2 13' 6" x 8' 6" (4.11m x 2.59m)

Fitted carpet, power points, spot lights, double glazed window and double glazed door to private terrace area.

BEDROOM 1 18' 0" x 16' 9" (5.48m x 5.10m)

Fitted carpet, power points, spot lights, range of fitted wardrobes, two double glazed windows to side aspect.

EN-SUITE

Double walk in shower, concealed wash/hand basin and low level wc, tiled flooring, fitted mirror fronted cabinet, spot lights, extractor fan.

COMMUNAL GARDENS

Well maintained communal gardens with lawn area, various shrubs and trees.

BIKE STORAGE SHED





