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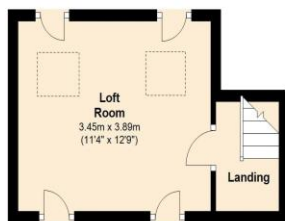
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020 8441 1123

First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	73
England, Scotland & Wales		
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.

4a Alston Road
High Barnet EN5 4ET

£440,000

Leasehold

PROPERTY SUMMARY

Hamilton Chase is favoured with the instruction of this two double bedroom split-level apartment located in this sought after location for excellent schools, and transport links. The property is located above commercial premises and well placed for all amenities and highly-regarded schools. Accommodation comprises of two double bedrooms, open plan lounge/kitchen area, modern bathroom and additional loft room and own private courtyard garden. Offered for sale chain free and with a long lease an internal inspection is highly recommended.

ACCOMMODATION

ENTRANCE:

Timber gate to rear of the property with access into private courtyard garden. Stairs to entrance door.

ENTRANCE HALL: 11' 6" x 8' 5" (3.50m x 2.56m)

Part opaque glazed timber door, radiator, inset downlighters, wooden flooring, door to bedroom 2, open into kitchen/lounge area.

OPEN PLAN KITCHEN/LOUNGE:

KITCHEN AREA: 11' 6" x 10' 2" (3.50m x 3.10m)

Newly fitted contemporary kitchen comprising range of wall and base units, work top surfaces incorporating single drainer stainless steel sink unit with mixer tap, 'Beko' induction hob, built-in 'Beko' oven under and stainless steel extractor above, pendent lights and inset downlighters, integrated dishwasher, integrated fridge & freezer, plumbing and space for washing machine, wooden flooring, double glazed window to side aspect.

LOUNGE AREA: 17' 6" max x 10' 9" (5.33m x 3.27m)

Double glazed sash window to rear aspect, feature fireplace with tiled cheeks, built-in understairs storage cupboard, built-in cupboard housing meters, radiator, inset downlighters, wooden flooring, stairs rising to second floor.

BEDROOM 1 17' 3" x 11' 5" (5.25m x 3.48m)

Three double glazed sash windows to front aspect, two radiators, fireplace insert, TV point, wooden flooring.



BEDROOM 2 11' 6" max into bay x 11' 6" (3.50m x 3.50m)

Double glazed windows set into front aspect angled bay, radiator, wooden flooring.

SECOND FLOOR LANDING:

Door to loft room.

LOFT ROOM: 11' 4" x 12' 9" (3.45m x 3.88m) (both measurements at maximum points)

Two double glazed 'Velux' windows to front aspect, radiator, inset downlighters, ample eaves storage space, wooden flooring.

EXTERIOR:

Own private courtyard garden with timber fence surround, timber gate to rear providing access to the front of the property

ADDITIONAL PROPERTY INFORMATION:

Tenure: Leasehold - The vendor has advised that the current term of lease is 150 years (not verified) Service Charge: To be advised. Ground Rent: To be advised. Council Tax: Band D - Charge for 2016/17 is £1,397.07 (Data obtained from London Borough of Barnet website) Viewing Arrangements: Strictly by appointment via Hamilton Chase Estate Agents - 020 8441 1123.



