



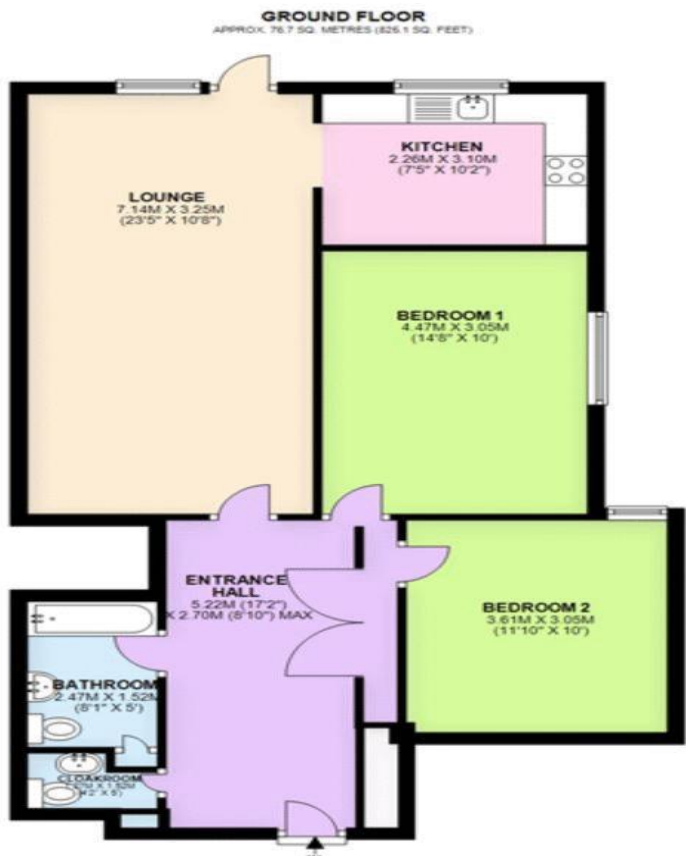
HamiltonCHASE



Galaxy Z Fold5

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.
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4 Pineridge Court Bells Hill

Barnet EN5 2SR

£355,000

Leasehold

PROPERTY SUMMARY

Situated in this sought after location within easy access of excellent schools, local shops and High Barnet Underground Station Hamilton Chase are delighted to offer for sale this ground floor flat of which an internal viewing is most highly recommended. Features include two double bedrooms, 23 ft lounge/diner, fitted kitchen, family bathroom and separate cloakroom, gas central heating, double glazed windows, direct access to communal garden, residents parking, new extended lease of 170 years, chain-free.

ACCOMMODATION

COMMUNAL ENTRANCE

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

FRONT DOOR

HALLWAY 17' 2" x 8' 10" (5.23m x 2.69m)

Measured up to widest point, laminated wood flooring, power points, telephone point, radiator, built in storage cupboard, wall mounted entry phone, cupboard housing electric meter.

CLOAKROOM

Low level wc, wash/hand basin, tiled flooring.

FAMILY BATHROOM 7' 5" x 6' 1" (2.26m x 1.85m)

Enclosed paneled bath with wall mounted shower attachment, wash/hand basin, low level wc, tiled walls, spot lights, built in cupboard housing hot water cylinder, extractor hood.

LOUNGE/DINER 23' 5" x 10' 8" (7.13m x 3.25m)

Laminated wood flooring, power points, radiator, tv and telephone point, double glazed windows to rear aspect and double glazed door with direct access to communal garden.



KITCHEN 10' 2" x 7' 5" (3.10m x 2.26m)

Range of fitted wall and base units with worksurfaces, power points, splash back tiling to walls, wall mounted gas central heating boiler, plumbing for washing machine, double radiator, built in four ring gas hob with extractor hood above, built in electric oven, stainless steel sink/drainer with cupboards underneath, tiled flooring, double glazed window to rear aspect over looking the communal garden.

BEDROOM 1 14' 8" x 10' 0" (4.47m x 3.05m)

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

BEDROOM 2 11' 10" x 10' 0" (3.60m x 3.05m)

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

COMMUNAL GARDEN

Well maintained communal garden, mainly laid to lawn, various shrubs and plants.

PARKING

Residents parking.





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