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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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.
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Flat 7 141a High Street

Barnet EN5 5UZ

£325,000

Leasehold

PROPERTY SUMMARY

Situated in the heart of High Barnet Hamilton Chase are delighted to offer for sale this well presented modern second floor apartment of which an internal viewing is highly recommended. The property itself offers bright and spacious accommodation which comprises of an open plan lounge with a fitted kitchen area, doors onto private rear access, double size bedroom with fitted wardrobes, fully tiled modern bathroom. Externally there is the use of the communal roof terrace, allocated parking space, chain-free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, communal staircase leading to all floors.

FRONT DOOR

RECEPTION/KITCHEN 20' 3" x 14' 4" (6.17m x 4.37m)

Laminated wood flooring, power points, wall mounted entry phone system, spot lights, two radiators, tv and telephone points, double glazed windows to rear aspect with double glazed double doors to wrought iron private staircase with outside seating, access to communal roof terrace.

KITCHEN AREA

Attractive range of fitted wall and base units with worksurfaces, power points, splash back tiling to wall, inset stainless steel sink with mixer tap, built in fridge/freezer, built in four ring gas hob with extractor hood above, built in washing machine, additional base unit with cupboards and work surface.

INNER HALLWAY

Laminated wood flooring.

BEDROOM 1 14' 8" x 12' 4" (4.47m x 3.76m)

Double glazed window to rear aspect, laminated wood flooring, power points, radiator, two sets of built in wardrobes, one housing a new glow worm combination boiler.



BATHROOM

Paneled bath with a wall mounted shower attachment, shower screen, low level wc, vanity unit with inset wash/hand basin, tiled flooring and tiled walls, heated towel rail, extractor fan, spot lights.

ALLOCATED PARKING SPACE

DIRECT ACCESS TO COMMUNAL ROOF TERRACE

