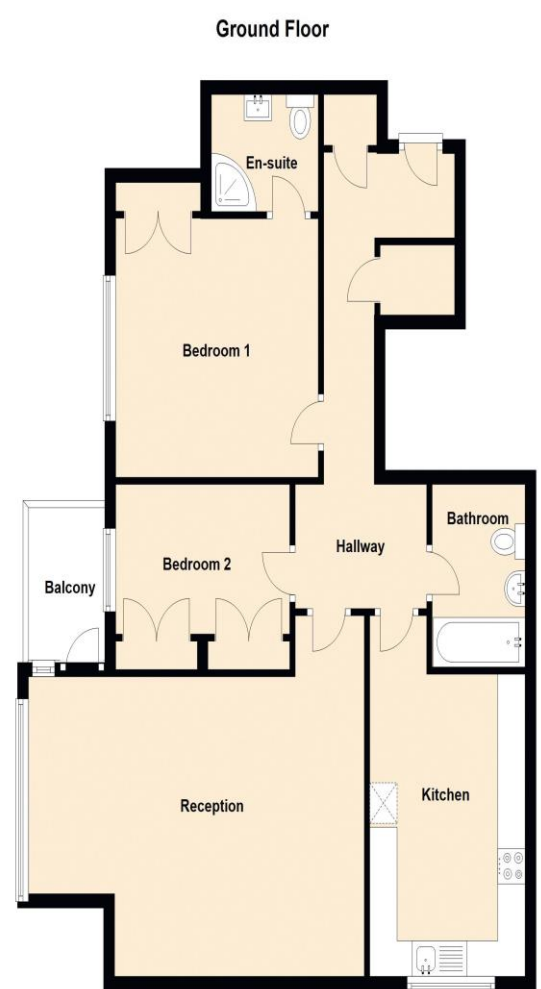
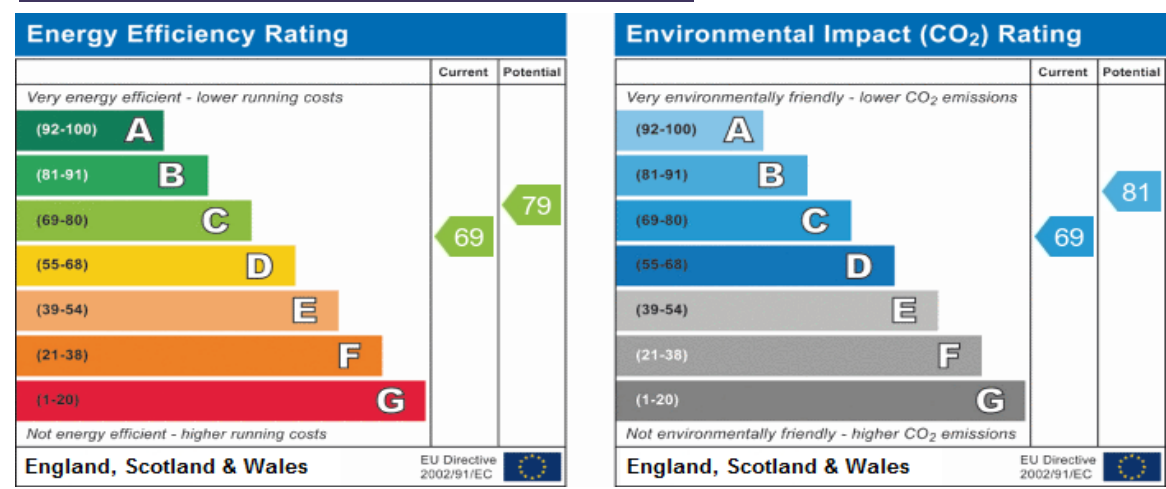


Floorplan



Energy Performance Certificate



1. 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.
2. 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.
3. 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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. 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.



Manor Road, Barnet, EN5 2JT

Situated in this highly sought after location within easy access of High Barnet overground station and shopping facilities Hamilton Chase are delighted to offer for sale this second floor, two bedroom apartment of which an internal viewing is most highly recommended. The property itself offers just over 950 sq ft of living accommodation and requires some modernisation. Features include two bedrooms, spacious reception, fitted kitchen diner, balcony, two bathrooms, double glazed windows, communal lift, new lease, chain free.

Leasehold  
£439,950



## Accommodation



**COMMUNAL ENTRANCE**  
With entry phone system and lift to all floors

**FRONT DOOR**

**ENTRANCE HALLWAY**  
Fitted carpet, two built in storage cupboards one housing hot water cylinder, radiator, power points, wall mounted entry phone system, coving to ceiling.



**RECEPTION 20' 2" x 16' 8" (6.14m x 5.08m)**  
Half angled double glazed bay window to front aspect and double glazed door to balcony, two radiators, power points, tv power point, telephone point, coving to ceiling.

**BALCONY**



**KITCHEN/DINER 16' 8" x 9' 1" (5.08m x 2.77m)**  
Range of fitted wall and base units with work surfaces, built in gas hob with grill above, built in oven, stainless steel sink and drainer with cupboards underneath, plumbing for washing machine, tiled walls, power points, carpet tiled flooring, wall mounted gas central heating boiler, double glazed window to side aspect.



**BEDROOM 1 11' 11" x 11' 10" (3.63m x 3.60m)**  
Double glazed window to front aspect, power points, fitted carpet, coving to ceiling, telephone point, built in wardrobes with matching chest of drawers and bedside cabinets.

**EN-SUITE 6' 7" x 5' 5" (2.01m x 1.65m)**  
Shower cubicle, low level wc, wash/hand basin, lino flooring, tiled walls.



**BEDROOM 2 10' 5" x 8' 5" (3.17m x 2.56m)**  
Measured into wardrobe space, double glazed window to front aspect, fitted carpet, power points, radiator, coving to ceiling.



**FAMILY BATHROOM 8' 5" x 5' 7" (2.56m x 1.70m)**  
Enclosed paneled bath with shower attachment, low level wc, wash/hand basin, radiator, tiled walls, fitted carpet.



**COMMUNAL GARDENS AND PARKING**

## Map of location

