



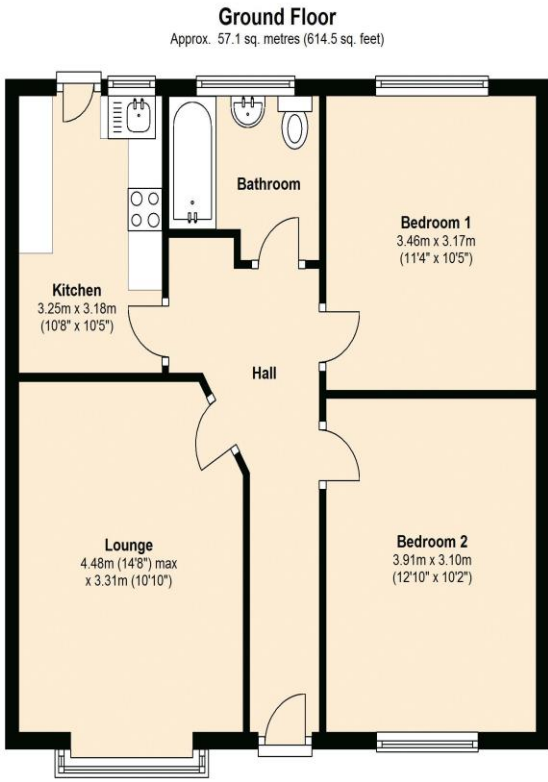
HamiltonCHASE



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Total area: approx. 57.1 sq. metres (614.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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.



# 11 Alston Court St. Albans Road

Barnet EN5 4LJ

£395,000

Share of Freehold

## PROPERTY SUMMARY

Situated in this sought after location and within easy access of High Barnet high street, excellent schools and High Barnet underground station Hamilton Chase are delighted to offer for sale this attractive two double bedroom ground floor maisonette of which an internal viewing is most highly recommended. Features include two double bedrooms, lounge, kitchen/diner, modern bathroom, gas central heating, double glazed windows, communal gardens, residents parking, garage en bloc, share of freehold, chain free.

## ACCOMMODATION

### FRONT DOOR

Part double glazed front door.

### HALLWAY

Fitted carpet, radiator, smoke alarm, wall mounted electric fuse box, power point.

### LOUNGE 14' 9" x 10' 9" (4.49m x 3.27m)

Large double glazed window to front aspect, fitted carpet, power points, radiator, tv and telephone point.

### BEDROOM 1 13' 7" x 10' 2" (4.14m x 3.10m)

Double glazed window to front aspect, fitted carpet, power points, radiator.

### BEDROOM 2 12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed window to rear aspect, fitted carpet, power points, radiator.

### BATHROOM 7' 1" x 6' 7" (2.16m x 2.01m)

Enclosed paneled bath with wall mounted shower attachment, low level wc, wash/hand basin with cupboard underneath, part tiled walls, heated towel rail, double glazed window to rear aspect.



### KITCHEN/DINER 12' 0" x 10' 4" (3.65m x 3.15m)

Range of fitted wall and base units with worksurfaces, built in 4 ring gas hob with extractor hood above, built in electric oven, splash back tiling to two walls, power points, wall mounted gas central heating boiler, inset stainless steel sink/drainer with cupboards underneath, built in washing machine, laminated wood flooring, separate fridge and freezer, double glazed window to rear aspect, double glazed door to rear aspect.

### COMMUNAL GARDENS

mainly laid to lawn with flower and shrub borders.

### PARKING

Residents private parking.





