

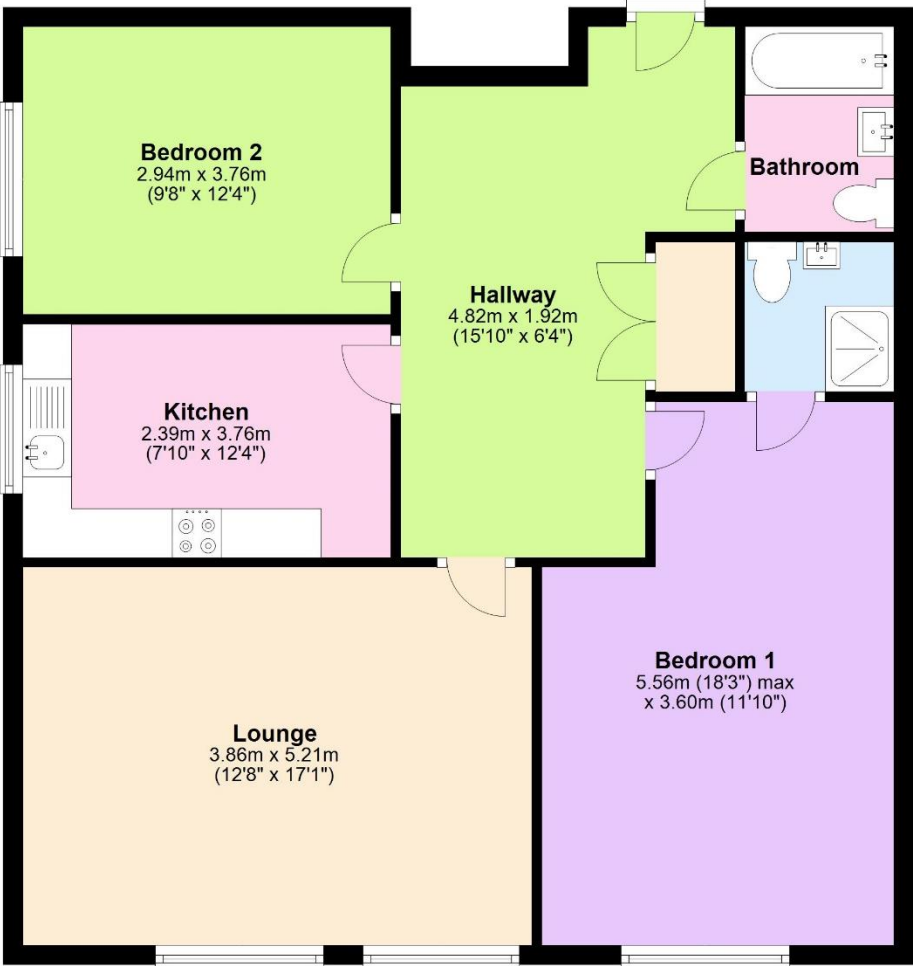


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Ground Floor



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

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.

- 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 Buckland Court

Barnet EN5 1QA

£425,000

Leasehold

### PROPERTY SUMMARY

Forming part of this attractive modern block of apartments located in this highly sought after location within easy access of both High Barnet and New Barnet Underground and Overground Stations, local shopping facilities as well as excellent schools. Hamilton Chase are delighted to offer for sale this beautifully presented two double bedroom flat offering just over 900 sq ft of living space of which an internal viewing is most highly recommended. Features include two double bedrooms, 17 ft lounge, fully fitted kitchen, bathroom and en-suite shower to master bedroom, gas central heating, double glazed windows, lift and staircase to all floors, long lease, allocated parking space and visitors parking, chain-free.

### ACCOMMODATION

#### COMMUNAL ENTRANCE

With entry phone system, communal staircase and lift to all floors.

#### FRONT DOOR

#### HALLWAY 15' 10" x 6' 4" (4.82m x 1.93m)

Wood flooring, power points, radiator, wall mounted entry phone, smoke alarm, spot lights, floor to ceiling built in storage cupboard, double cupboard housing hot water cylinder and water tank.

#### LOUNGE 17' 1" x 12' 8" (5.20m x 3.86m)

Two double glazed windows to front aspect, wood flooring, power points, two double radiators, spot lights, ceiling speakers, tv and telephone point.

#### KITCHEN 12' 4" x 7' 10" (3.76m x 2.39m)

Attractive range of fitted wall and base units with rolled top worksurfaces, power points, tiled flooring, splash back tiling to walls, built in four ring gas hob with extractor hood above, spot lights, built in electric oven and grill, cupboard housing gas central heating boiler, radiator, inset stainless steel sink/drainers with cupboards underneath, double glazed window to side aspect.



#### BATHROOM

Enclosed paneled bath with shower rail and curtain, wash/hand basin, low level wc, heated towel rail, extractor fan, tiled walls and flooring, spot lights, electric shaver point.

#### BEDROOM 1 18' 3" x 11' 10" (5.56m x 3.60m)

Double glazed window to side aspect, wood flooring, power points, radiator, spot lights, fitted floor to ceiling wardrobes.

#### EN-SUITE

Double shower cubicle with sliding door, vanity unit with inset wash/hand basin, low level wc, spot lights, tiled flooring and walls, extractor fan, heated towel rail.

#### BEDROOM 2 12' 4" x 9' 8" (3.76m x 2.94m)

Double glazed window to side aspect, wood flooring, power points, fitted wardrobe with display unit and cupboards, radiator, tv and telephone point.

#### PARKING

There is a an allocated parking space and visitors parking spaces.

