



HamiltonCHASE

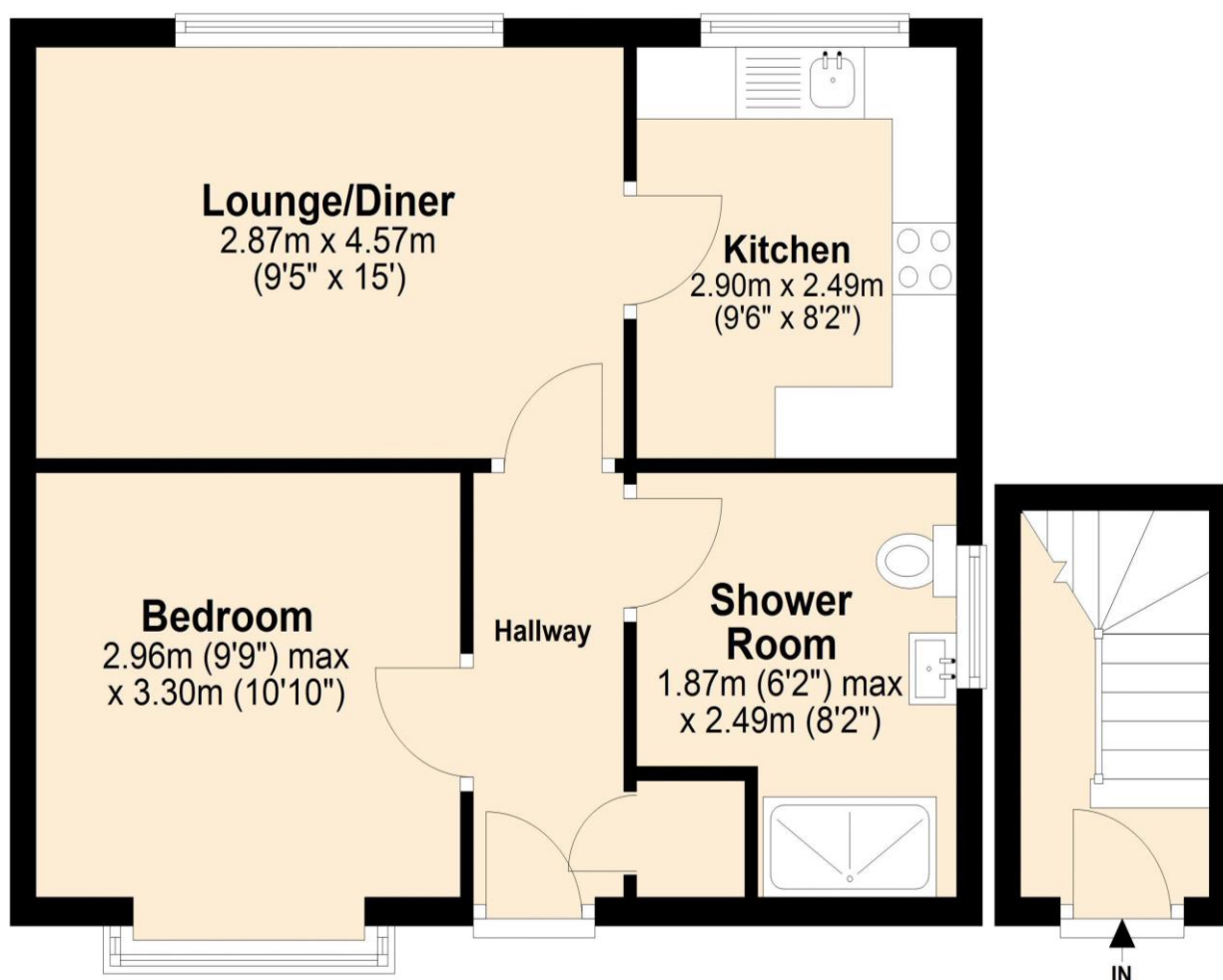


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First Floor



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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.
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61 St. Albans Road
Barnet EN5 4LN

£289,995

Share of Freehold

PROPERTY SUMMARY

Situated in this sought after and convenient location within easy access of Barnet High Street with its shopping facilities and High Barnet Underground Station Hamilton Chase are delighted to offer for sale this first floor maisonette forming part of this quiet small development. Features include one double bedroom, 15ft lounge/diner, fitted kitchen, modern shower room, gas central heating, some double glazed windows, allocated parking space, beautifully maintained and spacious communal gardens, share of freehold, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

PART GLAZED FRONT DOOR

STAIRCASE LEADING TO HALLWAY

HALLWAY

Fitted carpet, window to front aspect, radiator, power points, wall mounted cupboard housing electric meter and fuse box, floor to ceiling storage cupboard, loft hatch with access to loft space.

LOUNGE/DINER 15' 0" x 9' 5" (4.57m x 2.87m)

Double glazed windows to rear aspect, fitted carpet, power points, tv and telephone point, radiator, freestanding fireplace with inset electric fire.

KITCHEN 9' 6" x 8' 2" (2.89m x 2.49m)

Fitted wall and base units with worksurfaces, inset stainless steel sink/drainer with cupboards underneath, wall mounted gas central heating boiler, power points, splash back tiling to walls, plumbing for washing machine, gas cooker point, lino flooring, double glazed window to rear aspect.



BEDROOM 1 10' 10" x 9' 9" (3.30m x 2.97m)

Square bat window to front aspect with secondary glazing, fitted carpet, power points, radiator,

BATHROOM 8' 2" x 6' 2" (2.49m x 1.88m)

Double shower cubicle with sliding door, over head shower and shower attachment, low level wc, wash/hand basin, extractor fan, spot lights, tiled flooring and tiled walls, heated towel rail, frosted window to side aspect.

OUTSIDE STORAGE CUPBOARD ALLOCATED TO THE FLAT

COMMUNAL GARDENS

Attractive and very well maintained communal gardens comprising of flower and shrub borders, lawn area, large patio area, park bench seating, various trees and plants.

ALLOCATED PARKING SPACE

SHARE OF FREEHOLD



