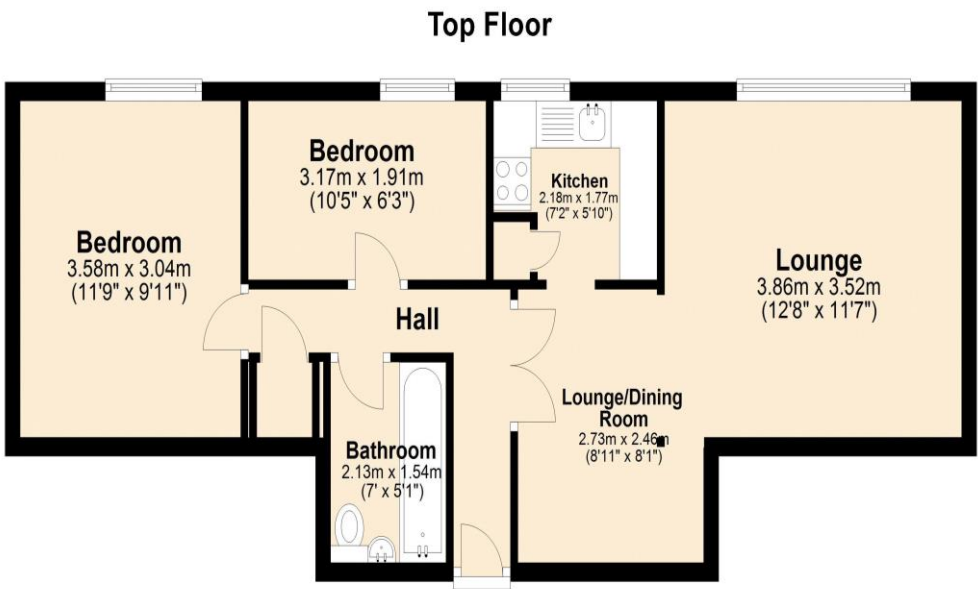




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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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.
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76 Boleyn Way
Barnet EN5 5JS

£329,995

Leasehold

PROPERTY SUMMARY

Forming part of this popular development within easy access of local shopping facilities, excellent schools and New Barnet Overground Station, Hamilton Chase are delighted to offer for sale this attractive top floor flat of which an internal viewing is most highly recommended. The property itself is being offered chain-free and has the following features, two bedrooms, L shaped lounge/dining room, fitted kitchen, modern bathroom, gas central heating, double glazed windows, residents parking space and ample visitors parking.

ACCOMMODATION

COMMUNAL ENTRANCE

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

FRONT DOOR

HALLWAY

L shaped, fitted carpet, radiator, power points, wall mounted fuse box, wall mounted fuse box, built in storage cupboard, access to loft storage space.

LOUNGE 12' 8" x 11' 7" (3.86m x 3.53m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, tv and telephone point,

DINING AREA 8' 11" x 8' 1" (2.72m x 2.46m)

Fitted carpet, power points, radiator.

KITCHEN 7' 2" x 5' 10" (2.18m x 1.78m)

Range of fitted wall and base units with rolled top worksurfaces, cupboard housing gas central heating boiler, built in four ring gas hob with extractor hood above, power points,



built in fridge/freezer, built in electric oven, splash back tiling to walls, inset stainless steel sink/drainer with cupboards underneath, double glazed window to rear aspect.

BEDROOM 1 11' 9" x 9' 11" (3.58m x 3.02m)

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

BEDROOM 2 10' 5" x 6' 3" (3.17m x 1.90m)

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

BATHROOM 7' 0" x 5' 1" (2.13m x 1.55m)

Enclosed paneled bath with a wall mounted electric shower, shower rail and curtain, low level wc, wash/hand basin, lino flooring, radiator, part tiled walls, extractor fan.

COMMUNAL GARDENS AND OUTSIDE SPACE

RESIDENTS PARKING

Allocated parking space.



