



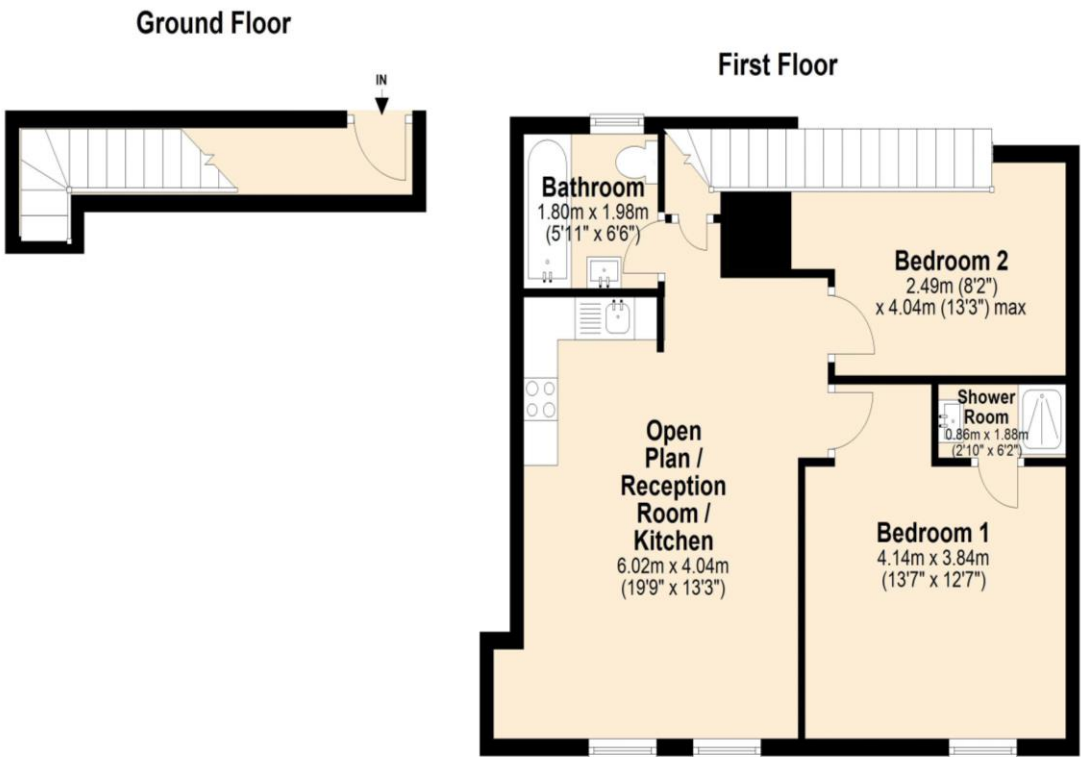
HamiltonCHASE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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.



**24b Union Street**

Barnet EN5 4HZ

**£425,000**

**Leasehold**

**PROPERTY SUMMARY**

Hamilton Chase are delighted to offer for sale this rarely available, beautifully presented two double bedroom first floor maisonette forming part of this character building situated in the heart of High Barnet within easy access of High Barnet Underground Station with its links into Central London. The property itself is in excellent condition and offers the following features two double bedrooms, open plan Reception room/kitchen, bathroom and an en-suite to the master bedroom, gas central heating, feature sash windows and double glazed windows, chain-free, an internal viewing is most highly recommended.

**ACCOMMODATION**

**FRONT DOOR**

Own entrance leading to Lobby area, fitted carpet, staircase leading to Hallway.

**HALLWAY**

Fitted carpet, double glazed window to rear aspect.

**OPEN PLAN RECEPTION ROOM/KITCHEN 19' 9" x 13' 3" (6.02m x 4.04m)**

Wood flooring, power points, two radiators, tv and telephone point, wall mounted fuse box, two sash windows to front aspect, access to loft space.

**KITCHEN AREA**

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with mixer tap and cupboards underneath, plumbing for washing machine, built in four ring gas hob with extractor hood above, built in electric oven, power points, built in fridge/freezer.



**BEDROOM 1 13' 7" x 12' 7" (4.14m x 3.83m)**

Sash window to front aspect, fitted carpet, power points, double radiator, tv power point.

**EN-SUITE 6' 2" x 2' 10" (1.88m x 0.86m)**

Shower cubicle with a folding shower door, wash/hand basin, wash/hand basin, tiled flooring, extractor fan.

**BEDROOM 2 13' 3" x 8' 2" (4.04m x 2.49m)**

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

**BATHROOM 6' 6" x 5' 11" (1.98m x 1.80m)**

Enclosed paneled bath with over head shower and hand held shower attachment, low level wc, vanity wash/hand basin with cupboard underneath, tiled walls and flooring, double glazed window to rear aspect.





